CHANGES IN THE SAN FRANCISCO

HOUSING INVENTORY

1971

SAN FRANCISCO, DEPARTMENT OF CITY PLANNING, MAY, 1972

PREFACE

The primary purpose of this report, the sixth annual issue since the series was started in 1967, is to present information about the housing stock of the City derived from available City records. The format of the publication is essentially the same as all earlier issues, permitting comparison of figures with prior years. Last year, a departure in the format was made to accommodate a description of public actions, such as urban renewal, which directly affect the housing stock. Since these activities are comprehensively reported in the City's latest Workable Program submission, the last section in this year's Housing Inventory Report presents census tract tables from the advanced set provided the City by the Bureau of Census. Much information useful to housing analysts and not available from any other source is contained in these tables. Because the Department's budget for disseminating this kind of information is small, this publication is the logical choice for incorporating it. Later, copies of the census tract publications may be obtained from the Government Printing Office and will contain more detailed statistics.

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SUMMARY

1. In 1971, a net gain of 940 units was the best showing since 1966 for the City. This net gain, the difference between 1,497 units certified complete and 557 units demolished (exclusive of hotels and lodging house rooms) is largely due to the completion of projects in redevelopment areas and public housing.

2. A pattern of loss in lower density (three-unit or less) structures and units continues, despite completions. However, overall, the City showed a net gain in structures, which is a contrast with annual net losses of residential structures since 1968. The lowest figure since 1967, 557 units, were recorded demolished in 1971. The largest single category of loss was in single-family units, most of which were taken in private market actions. Public action accounted for a lower percentage of units this year than last.

3. Over 50 percent of the certified completions were in buildings or complexes containing twenty or more units. In this respect, the trend for building in San Francisco follows the pattern of the Sixties, in which higher densities are reinforced, often at the expense of lower-density housing. Nearly three-quarters of all units completed were in structures or complexes containing five or more units.

4. In 1971, permits issued in San Francisco for residential construction amounted to about 5 percent of the authorizations for the nine-county Bay Area, and about 7.5 percent of the total estimated cost of construction. At the same time, San Francisco's dollar share of nonresidential construction was 44.9 percent. A review of the years 1967 - 1971 reveals a consistent pattern, though the City's share of nonresidential cost is less. These figures tend to underscore the changing functions of San Francisco in the region.

5. Cost figures compiled for the last five years show that San Francisco has never ranked less than fourth among counties in average estimated cost per dwelling unit. Since 1968, the place of San Francisco has risen steadily until, in 1971, its average cost figure was highest for all nine counties. This is significant because in the counties which consistently exhibited

higher costs (Marin and San Mateo), single-family dwelling units predominate, and the lower costs of multiple unit development should have offset this figure. If it is remembered that the land costs and other charges are not included in the estimate of construction costs, the price of new housing in San Francisco is significantly higher than in surrounding counties.

6. Most districts of the city showed a net gain in housing. Especially high were those in which redevelopment and public housing units were completed. This was especially true of the Western Addition area and the area including Diamond Heights and the site of new housing for elderly persons in the Mission District. The Richmond and Outer Sunset were next in gains; and in the former, the two- to four-unit building predominates completion. Their growth in the Richmond was accompanied by a loss of single-family units there, a pattern familiar to those who followed residential development in the Sixties.

INTRODUCTION

Purpose and Scope of the Report

The purpose of this series of reports is to record the annual changes in the housing inventory of San Francisco. By annual changes in the housing inventory are meant the number of units certified complete, the number demolished, and the net figure, the difference between the completed and the demolished.

In this report, the sixth since the series was begun, the information about the housing stock is principally that derived from the records of the Department of Public Works (see below). As noted in previous reports, current information about a number of aspects of the housing market would be useful and is certainly desired. However, budgetary constraints on both the gathering and publication of such information are severe with the result that only more readily available information can be used. Despite this limitation, there is much of interest in the statistics based upon available public records. Since the format of these reports has been kept uniform, it is possible to make direct comparisons with the annual series back to 1967, and with the information contained in the 1960-66 report. Some of the information of the 1967-71 period is summarized in this report.

Housing information based on the 1970 Census is being released this year. While the Department expects to prepare a report based upon completed census materials, both in computer output and published form, in this report the reader will find included the set of tables (H1) issued in advance to Census Key Agencies. The tables contain data on occupancy, utilization and financial characteristics of housing units by census tracts and, thus, are valuable in analyzing the housing market. While these and other tables will eventually be available in the Census publication, PHC-1, Census Tract Reports, inclusion of these tables in this report will increase the useful dissemination of information. The tables are offered without analysis or comment.

As noted in the preface, discussion of public actions that affect the housing market has not been included in this year's report. At the time of writing, the City's official statement of those actions, the Workable Program, is being intensively reviewed by governmental agencies and public

groups. Inclusion of information here would be a repetition of material covered in that document. In last year's report, the possibility of combining various informational resources to provide a better view of the housing stock of the City was mentioned. Although some progress has been made in that direction (see below, Demolition Permits), it has become apparent that only with a considerably greater expenditure of effort by the City can a satisfactory system be realized. Given the present state of municipal finance and the priorities it must serve, information on housing in the City contained in these reports, at least, will depend upon much the same sources in the future as it has in the past.

Sources of Information for the Report

The principal source of information for this report is records kept by the Central Permit Bureau of the Bureau of Building Inspection, Department of Public Works. The two documents mainly used are: Certificates of Final Completion and Demolition Permits. The former record is the source of information about new construction in place, the latter of housing units removed.

Certificates of Final Completion are filed by Building Inspectors when they certify that a building has been completed to their satisfaction. This has two important consequences for inventory figures. First, unlike the building permit, this record is a firm indication that the structure has been built and that the units are, in fact, available for occupancy. A building permit, though granted, may not be acted upon and the units accounted for by it never brought into being. Second, it is entirely possible that a building may be occupied before it is certified complete. That has happened in several major apartment buildings in the city, so that, unless they are counted in advance of the certification, their formal inclusion in the record may follow by a year and a half their actual entry in the housing stock. This lapse of time must be understood for it has sometimes been pointed out that developments exist not counted in a current year's report. To keep the record consistent, however, development is not reported unless it has been recorded, or unless there is a special circumstance which would make reporting it desirable prior to the filing of a certificate.

Demolition Permits are applied for at the Central Permit Bureau, usually by contractors removing the structure. Since the application is made by persons not always familiar with the interior arrangements of the building, the

information about the units contained is frequently incomplete or in error. This requires additional research by the staff of the Department of City Planning who use a variety of records to establish the correct number of units which existed in the demolished structure. It would be desirable to have additional data on the number of rooms, age of structure, nature of the previous occupancy, etc., but these facts are simply not available at this time.

Early in 1972, as a result of concern by citizen groups over numbers of units reported demolished in the Workable Program, the Bureau of Building Inspection instituted a new procedure which will make each demolition permit subject to review by the district building inspector. It is hoped that this procedure will both eliminate a duplication of reporting, which appeared to be part of the cause for an inflated count of demolished units in the Workable Program report, and will provide some of the desired information noted above. However, since this practice was not in effect for 1971, the Department cannot guarantee that the figures from all sources for demolished structures will agree. Consequently, this year's report records those listed from demolition permits and does not attempt the reconciliation arrived at in the Workable Program.

SAN FRANCISCO HOUSING PROFILE, 1971

Net Change

For the first time since 1967, the City showed a gain in the number of housing structures. In 1971, the net gain in structures, 33, contrasted with the loss of 77 in 1970, 89 in 1969, and 21 in 1968. In 1971, too, the 940-unit net gain added to the inventory was the highest since 1966. From 1967 and 1968, with 721 and 778-unit net gains respectively, there was a sharp decline for 1969 and 1970 (467 and 260 unit additions), reflecting low production and high demolition rates. Although annual completions were the highest since 1966, the 1971 figure of 1,497 units is about half that of the 3,000 certified in 1966. Again, the balance between construction and demolition indicates a net loss of low density (one- to three-unit) buildings. This has been a fairly consistent trend in the annual reports since 1967, though it is somewhat less severe in 1971 than it was in 1970. In 1971, the net loss of 37 one- to three-unit structures was considerably lower than the loss of 85 one- to four-unit structures in 1970. Fewer (95) low-density units were lost in 1971 than in 1970 (169).

TABLE 1

Net Change in Housing Structures and Units, 1971

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	-4	-4
2	-8	-16
3	-25	-75
4	+32	+128
5-9	+11	+68
10-19	+15	+162
20 or more	+12	+677
Total	+33	+940

Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works.

As shown in Table 2, the effect on the composition of the housing stock is negligible. These same proportions have been reported since 1968. In last year's report, the discrepancy between housing inventory figures and census data was noted. As yet, data which would permit comparison and analysis are not available, and the problem has not been resolved. However, even if the discrepancy is resolved in favor of the census figures, it is unlikely that the proportions shown in this table will be much affected. It has been observed elsewhere that the ratio of single-family homes to multi-family units is the inverse of the rest of the Bay Area. Even San Francisco's most urban neighbor, Oakland, shows nearly half (72,000) of its total housing stock (146,000) to be in single-family units.

TABLE 2

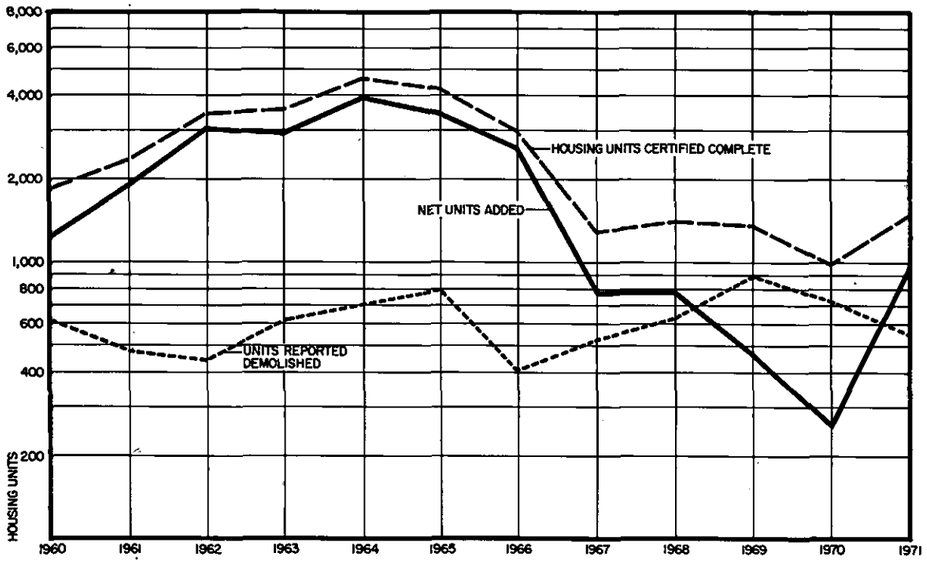
San Francisco Housing Stock, December, 1971

Structure Type (No. of Units)	No. of Units	Percent
Single Family	112,299	34
2	37,919	11
3-4	32,456	10
5-9	37,018	11
10+	113,135	34
Total	332,827	100

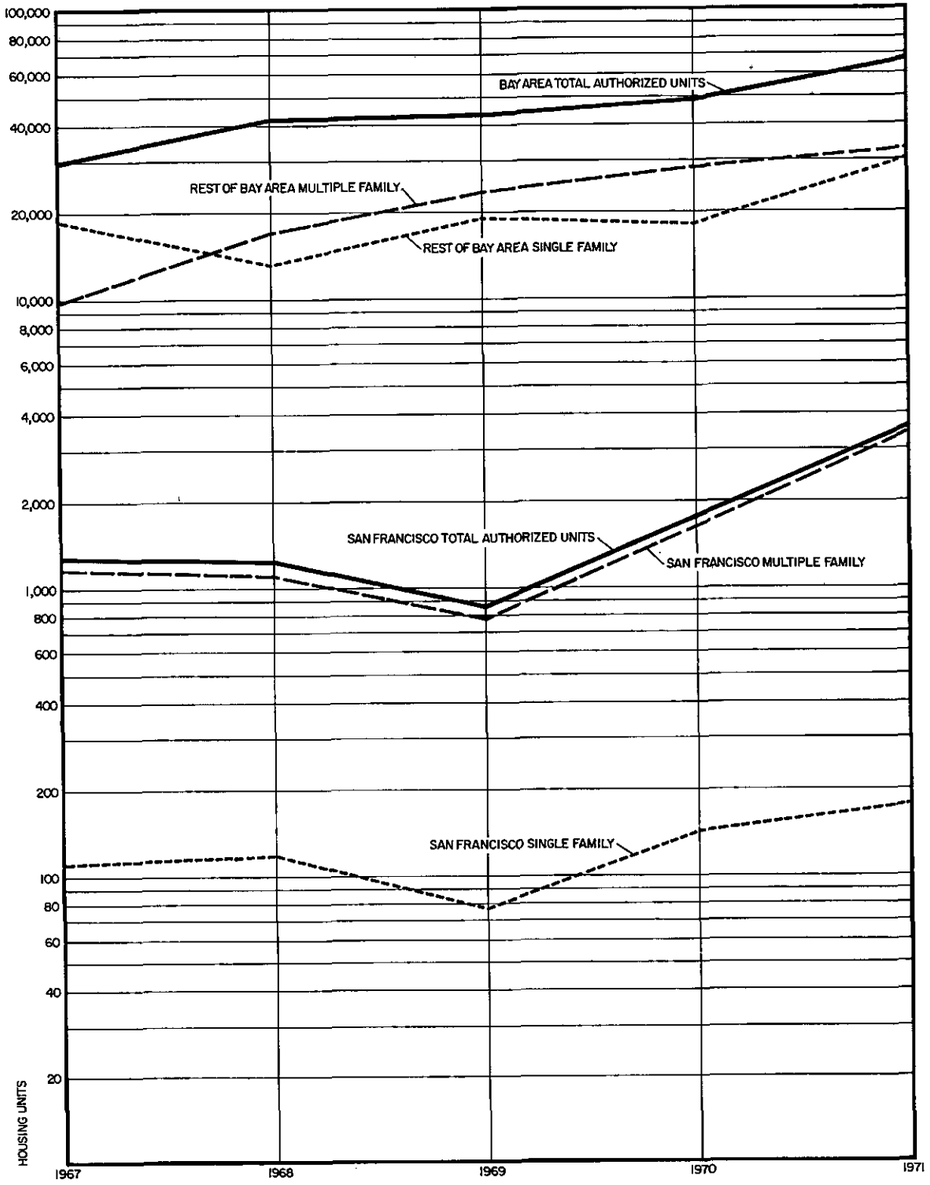
Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works.

In Figure 1, the experience of twelve years beginning in 1960 is shown. The peak year for housing completions was 1964, and in 1967 a sharp decline in units reflected the slowdown in the housing industry produced by the "tight" money market. Recovering only slightly, new construction was offset by heavy losses of units as Western Addition II clearance proceeded in 1968 and 1969. However, the increase in units completed, to be discussed below, is largely owing to units in redevelopment projects being completed and added to the stock. As one may easily note from the graph, net additions reflect the difference between construction in place and housing units removed.

HOUSING UNITS · NET CHANGE, COMPLETIONS, AND DEMOLITION 1960 · 1971 FIGURE 1



HOUSING UNITS AUTHORIZED BY BUILDING PERMIT SAN FRANCISCO & THE BAY AREA 1967-71 FIGURE 2



Housing Units Certified Complete

In 1971, 1,479 units were certified complete and added to the housing stock of the City. This represents the largest number of completions since 1966 with its 3,000 units. Reference to Table 3 shows that, as in the past several years, the largest gains are in structures containing ten or more units, nearly two-thirds of the total production.

TABLE 3

Housing Units Certified Complete, 1971
Number and Percent of Structures
and Units by Structure Type

Structure Type	No. of Structures	Percent	No.of Units	Percent
Single Family	123	47.1	123	8.2
2	31	11.9	62	4.1
3	14	5.4	42	2.8
4	41	15.7	164	11.0
5-9	17	6.5	103	6.9
10-19	21	8.0	253	16.9
20+	14	5.4	750	50.1
Total	261	100.0	1,497	100.0

Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works.

Turning to a related source of information, the Construction Report series published by the Department of Commerce based upon building permits issued (though not necessarily completed in the same year), we find the number of units in Table 4 authorized for San Francisco to be the largest in the five-year period. (See also Table 5 and Figure 2.) In terms of the Bay Area, San Francisco's authorizations place it in the sixth rank of the nine Bay Counties. In estimated costs of construction, however, it ranks fifth, a fact which has bearing on the discussion of housing costs in the City. As usual, San Francisco's proportion of single-family units is the smallest fraction of her total authorization -- 4.8 percent -- about a tenth the

average proportion of single-family authorizations in the Bay Area. From the data, it would appear that the more urbanized counties are displaying a decreasing share of single-family units and the major proportions are in the less urbanized counties, Sonoma, Solano and Marin.

In Table 5, a review of the five-year period for the Bay Area, San Francisco, and the rest of the Bay Area is offered. The figures and the accompanying graph based upon them indicate first how little of the new Bay Area housing is accounted for by San Francisco; second, how influential is single-family housing in the Bay Area and how little its fluctuation affects the City. The trend lines for San Francisco vary directly as the authorization for multi-family units vary, whereas for the rest of the Bay Area, single-family starts exercise a significant influence on the total authorized construction.

TABLE 4

San Francisco Bay Area
Number of New Housing Units Authorized
by Building Permits, 1971

County	Family*	Family*	Total*	(Millions) Estimated Cost	% Single Family of Total*
Alameda	7,042	6,965	14,007	240.3	50.3
Contra Costa	4,852	6,628	11,480	209.1	42.3
Marin	1,644	1,265	2,909	66.6	56.5
Napa	751	659	1,410	23.7	53.3
San Francisco	175	3,439	3,614	92.2	4.8
San Mateo	2,541	4,602	7,143	138.5	35.6
Santa Clara	9,302	10,068	19,370	319.4	48.0
Solano	1,632	1,147	2,779	47.3	58.7
Sonoma	2,877	1,568	4,445	81.9	64.7
Total	30,816	36,341	67,157	1,219.0	45.9

Source: Construction Reports, Authorized Construction -- San Francisco Bay Area, Department of Commerce, San Francisco Field Office *(revised, February, 1972).

TABLE 5

Housing Units Authorized by Building Permit
San Francisco and the Bay Area 1967-1971

	1971	1970	1969	1968	1967
Total Bay Area	67,157	48,691	43,352	41,520	29,684
Total Bay Area minus San Francisco	63,543	46,920	42,493	40,291	28,414
Total San Francisco	3,614	1,771	859	1,229	1,270
Multi-family Bay Area minus San Francisco	32,902	28,573	23,404	17,047	9,811
Multi-family San Francisco	3,439	1,627	782	1,111	1,159
Single-family Bay Area minus San Francisco	30,641	18,347	19,089	13,244	18,603
Single-family San Francisco	175	144	77	118	111

Source: Construction Reports , 1967-1971, San Francisco Bay Area, Department of Commerce, San Francisco Field Office.

In Table 6, structure and unit costs as estimated when the permit is issued are given. A review of these costs for a five-year period reveals some trend, but more importantly suggests that these estimates are not necessarily reliable guides for the true cost picture of new construction in the Bay Area. The problems and the deficiency of this source of data have been discussed in earlier reports. The most important aspect of the data is the implication that as density increases, unit costs tend to decrease, an observation not lost on proponents of high-density construction.

TABLE 6

San Francisco
Estimated Costs of Construction
per Structure and Unit by Structure Type, 1971

Structure Type (No. of Units)	Total Est. Cost	Average Cost/Str.	Average Cost/Unit	Average Cost/Unit (1970)
Single Family	$ 4,038,474	$ 32,833	$32,833	$30,722
2	1,475,250	47,589	23,794	23,775
3	882,175	63,012	21,004	19,298
4	3,123,214	76,176	19,044	18,024
5-9	1,706,500	100,382	16,568	16,044
10-19	3,586,608	170,791	14,176	14,716
20+	11,076,566	791,183	14,769	14,656
Total	$25,888,787			

Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works

While data for the City may not be a reliable indicator of the true costs of construction for the period, used on a regional basis, it reveals that during the past five years, despite the lower unit cost of multiple-dwelling development, San Francisco has ranked high in average estimated cost per unit.

TABLE 7

Average Estimated Costs of Dwelling Units for Bay Area Counties Ranking Higher Than San Francisco 1967-1971 and Percent Single-Family Permits

Rank	1971	1970	1969	1968	1967
1	S.F. $25,500 4.8%	Marin $24,500 63.9%	Marin $22,700 57.2%	Marin $22,800 66.5%	Marin $22,900 72.6%
2		S.F. $18,700 8.1%	San Mateo $20,300 53.6%	Con.Costa $19,500 76.8%	San Mateo $20,000 66.5%
3			S.F. $18,500 8.9%	San Mateo $18,200 49.4%	S.F. $19,900 8.7%
4				S.F. $17,200 9.6%	
Bay Area Average Permit Cost	$18,300	$15,300	$15,900	$16,800	$17,300
Percent Single Family	45.9%	37.9%	44.2%	56.3%	63.4%

Source: Construction Reports, Annual Review.

The significance of the percentage of single-family units authorized follows from the higher unit cost of single-family development. It will be noted that in all cases where the average estimated cost of construction exceeds

that of San Francisco, single-family units comprise, with a single exception (San Mateo County in 1968) the majority of units constructed. In San Francisco, the share never exceeded ten percent of total authorizations during the period. Referring back to Table 6, Estimated Costs of Construction, it will be seen that single-family units are significantly more costly than any multiple dwelling units but given their relatively small proportion of total authorization, the inference may fairly be made that the cost of constructing any kind of unit in San Francisco will be higher than the surrounding Bay Area. The only exception to this would be those projects in redevelopment areas, but it is probable that housing of a similar quality could be constructed for less elsewhere. Land costs are not included in these construction figures, and were they to be included the total would be significantly higher. Only in redevelopment areas would land subsidies bring the total development costs to parity with other communities in the Bay Area. It is of interest to note that during this period, San Francisco accounted for 3.8 percent of the total Bay Area authorizations, but for 4.8 percent of the total value of those authorizations.

Finally, in Table 8, following a comparison between the value of residential and nonresidential authorizations for the five-year period is shown.

TABLE 8

Residential and Nonresidential Total Estimated Costs Compared for San Francisco and the Bay Area, 1967-1971 San Francisco Share Shown as a Percent of Total

	Residential Construction			Nonresidential Construction		
	Bay Area Millions	S.F. Millions	Percent	Bay Area Millions	S.F. Millions	Percent
1971	$1,218.9	$92.2	7.6	$840.4	$378.0	44.9
1970	745.4	31.3	4.2	400.9	80.7	20.1
1969	689.2	15.9	2.3	498.2	93.5	18.8
1968	695.7	21.2	3.0	381.6	89.2	23.4
1967	514.0	25.3	4.9	397.7	98.8	24.8

Source: Construction Reports, 1967-1971

The Table reveals the importance of San Francisco in nonresidential construction for the period. Since there is little land left for development, nonresidential expansion in San Francisco usually occurs as the result of the removal of less economic uses. In other Bay Area counties having higher dollar figures, notably Santa Clara County, this kind of development may occur on open land. The difference in the development option emphasizes the significance of the figure for this City. With less than 0.6 percent of the total land area of the nine counties, and with but a fraction of that available for development, nonresidential construction in all but one year accounted for at least a fifth of the annual total and for nearly thirty percent of the five-year total.

Given the frequently controversial importance of nonresidential construction in San Francisco, and its obvious role in the Bay Area, the relationship between residential and nonresidential construction is worth noting. The question might reasonably be investigated: To what extent is the billion-dollar residential construction industry in the Bay Area dependent upon nonresidential construction in San Francisco? Given our relatively small share of Bay Area residential authorizations, it seems reasonable to suppose that construction in the surrounding counties provides a share of housing for those who will work in the City. This again points to the focal regional economic role of San Francisco in the Bay Area and emphasizes the necessary differentiation and interdependence of the functions of this community and the surrounding counties.

Demolition

In 1971, according to demolition permits and additional research by departmental staff, 557 units were removed from the stock. This figure is the lowest since 1967 (523), and the percentage of units removed as a result of public actions is also the lowest since that year (see Table 11).

The largest category of loss is in single-family units. In all, the demolition of four or fewer unit structures amounted to the loss of nearly two-thirds of all units removed from the stock. In Table 10, the figures for the past five years are shown, and losses of lower density (four units or fewer per structure) amounted to 57.6 percent of the total demolition for the period. While many units are located in areas affected by public actions, an implication of the continuing high rate of low-density-unit demolition is that the sites are more valuable than the building. The scarcity of land for development, commented on in previous

TABLE 9

Demolitions, 1971
Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No.of Units	Percent
Single Family	127	55.7	127	22.8
2	39	17.1	78	14.0
3	39	17.1	117	21.0
4	9	4.0	36	6.5
5-9	6	2.6	35	6.3
10-19	6	2.6	91	16.3
20+	2	0.9	73	13.1
Total	228	100.0	557	100.0

TABLE 10

Demolitions, 1967-1971, Units by Structure Type
(Percent of Annual Total)

	1971 Units	1970 Units	1969 Units	1968 Units	1967 Units	1967-1971 Units
Single Family	127 22.8%	129 17.7%	84 9.4%	52 11.8%	138 26.4%	530 16.8%
2	78 14.0%	124 17.0%	170 18.9%	96 21.9%	62 11.8%	530 16.8%
3	117 21.0%	99 13.5%	168 18.7%	69 15.7%	27 5.2%	480 15.2%
4	36 6.5%	84 11.5%	100 11.1%	45 10.2%	12 2.3%	277 8.8%
5-9	35 6.3%	113 15.5%	158 17.6%	117 26.2%	148 28.3%	571 18.8%
10-19	91 16.3%	89 12.2	53 5.9%	60 13.7%	16 3.1%	309 9.8%
20+	73 13.1%	92 12.6%	165 18.4%	0 0.0%	120 22.9%	450 14.3%
Total	557	730	898	439	523	3,147

Source: Tables 9 and 10 same as Table 1.

reports, continues to be a motivation for purchasing older buildings and demolishing them to make way for the new. It is not clear, either, what costs site preparation add to construction costs, since this is not contained in the estimate. Undoubtedly, there are savings to the developer of "recycled" land since streets and other public utilities are already available and do not represent a necessary capital expense at the outset.

In Table 11, units lost through public action are shown for 1971, and in Table 12 for the years 1967-1971. Public actions were responsible for the lowest number and percentage of demolition this year since 1967. (It is also worth noting that the major gain in new units for 1971 is a consequence of public actions as well. In particular, the Western Addition II projects, for which major clearance occurred from 1967 on, are returning new housing units to the inventory.) From nearly two-thirds of the units removed from the stock last year, the number which is the consequence of various public actions and programs has dropped to less than forty percent this year.

TABLE 11

Demolition by Public Action, 1971, Number and Percent of Structures and Units by Structure Type

Structure Type	No. of Structures	Percent	No. of Units	Percent
Single Family	36	52.2	36	17.6
2	11	15.9	22	10.7
3	11	7.3	33	16.1
4	5	2.9	20	9.7
5-9	2	4.3	11	5.4
10-19	3	1.5	50	24.4
20+	1	15.9	33	16.1
Total	69	100.0	205	100.0

TABLE 12

Share of Demolition Accounted for by Public Action 1967-1971

	Total Units Demolished	Demolished as Result of Public Action	Percent Public Action of Total
1971	557	205	36.8
1970	730	464	63.6
1969	898	570	63.5
1968	628	439	69.9
1967	523	203	38.8

Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works.

In 1971, 475 hotel and lodging rooms in seven structures were removed through demolition, all by public action. This is less than thirty percent of last year's total of 1,658.

TABLE 13

Hotel and Lodging-House Rooms Demolished, 1971

No. of Rooms in Building	Public Action Str.	Public Action Rooms	Private Action Str.	Private Action Rooms	Total Str.	Total Rooms
1-25	2	38	0	0	2	38
26-50	0	0	0	0	0	0
51-75	3	196	0	0	3	196
76-100	1	87	0	0	1	87
More than 100	1	154	0	0	1	154
Total	7	475	0	0	7	475

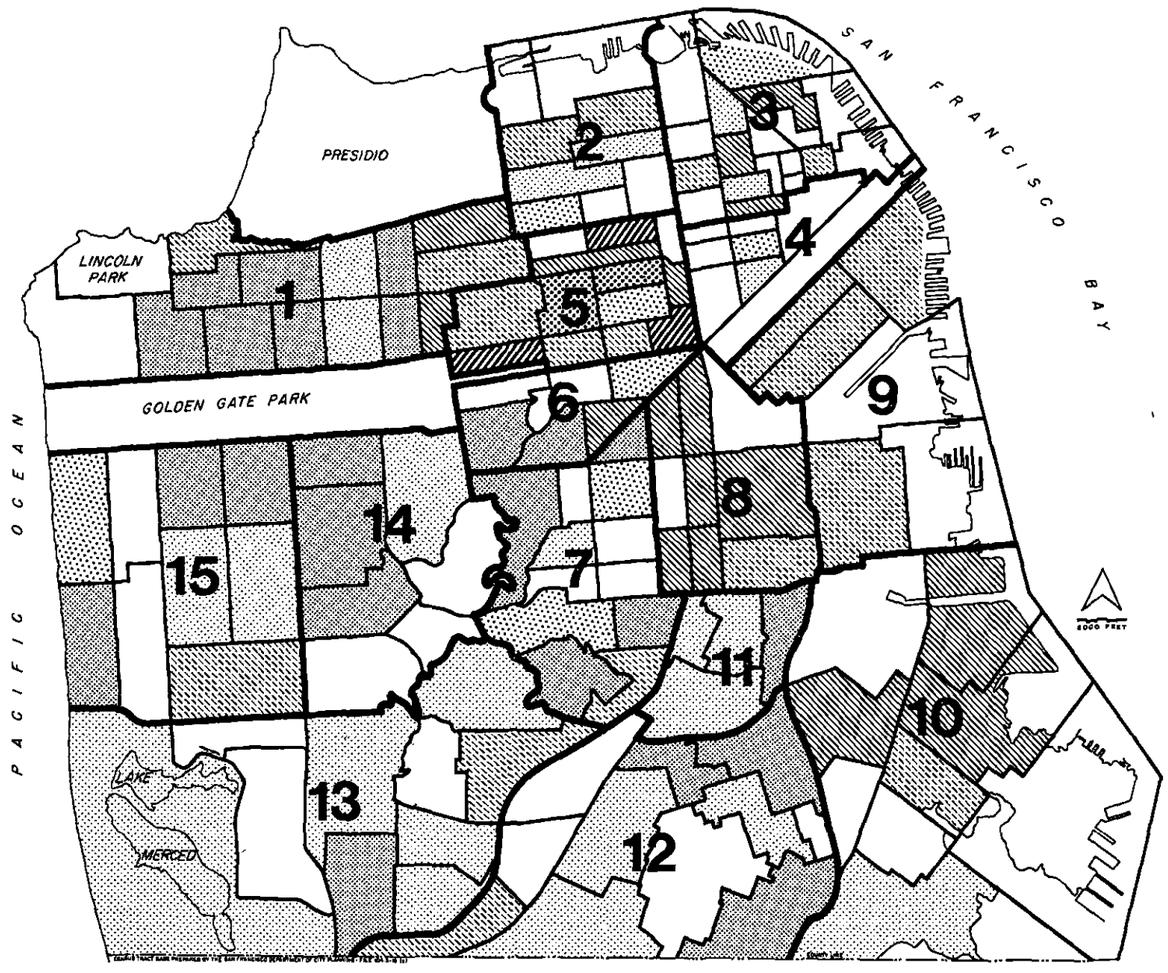
Source: San Francisco Department of City Planning, 1972, from records of the Bureau of Building Inspection, Department of Public Works.

As noted in the earlier reports, demolition permits often give sketchy information which must be supplemented by research in available records. This situation is frequently responsible for the contradiction that appears in public testimony regarding losses from the housing inventory, and this is especially true with respect to the category of hotels and lodging houses. It is hoped that the improved system of recording demolition information, noted above, will ameliorate this situation and that from this point onward, data free from inconsistencies will be available for these reports.

CHANGES IN THE HOUSING INVENTORY BY DISTRICTS

Analysis of change by area of the City provides a useful insight into the operation of the housing market. The maps which follow use the 1970 Census Tract as the basic unit of area. These are grouped into fifteen planning divisions for the City. A summary of general changes by district accompanies the maps and tables.

NET CHANGE IN NUMBER OF HOUSING UNITS · 1971



HOUSING UNITS

	NUMBER OF CENSUS TRACTS
Minus 26 to Minus 47	3
Minus 6 to Minus 25	17
Minus 1 to Minus 5	19
0	52
Plus 1 to Plus 5	23
Plus 6 to Plus 25	24
Plus 26 to Plus 125	8
Plus 126 to Plus 196	2

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 14

San Francisco Districts in Rank Order of Net Change in Housing Units, 1971

Rank	District No.	District	No. of Units
1	7	Central	276
2	5	Western Addition	225
3	1	Richmond	108
4	15	Outer Sunset	101
5	4	Downtown	97
6	6	Buena Vista	52
7	12	South Central	44
8	14	Inner Sunset	42
9	2	Marina	39
10	13	Ingleside	22
11	11	Bernal Heights	18
12	3	Northeast	17
13	9	South of Market	-9
14	10	South Bayshore	-43
15	8	Mission	-49
Total			940

Source: San Francisco Department of City Planning, 1972.

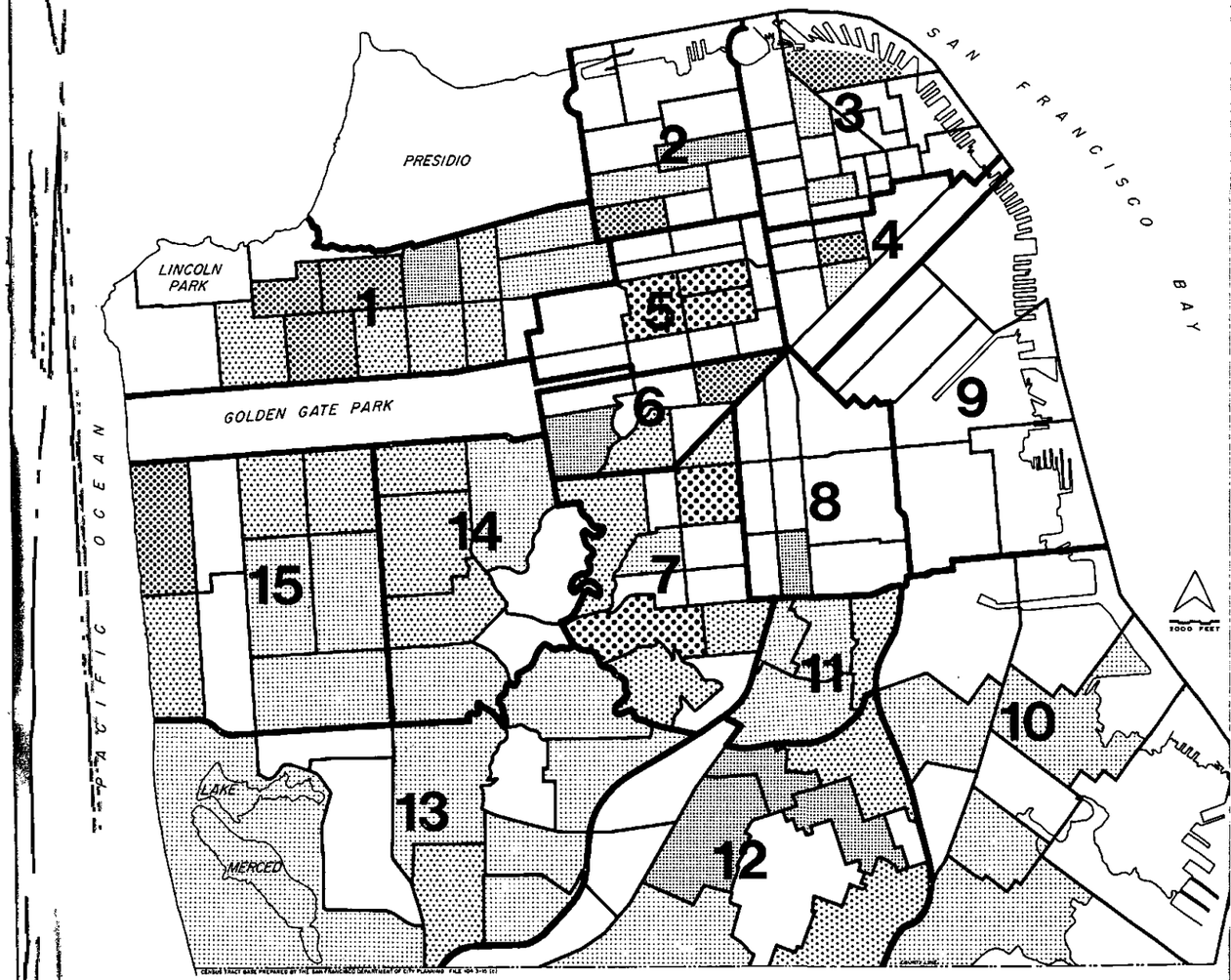
TABLE 15

San Francisco in Rank Order of Net Change in Housing by Structure Type, 1971

Rank	Structure Type									
	Single Family		2 - 4		5 - 9		10 - 19		20+	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	43	Richmond	111	Outer Sunset	26	Western Addition	125	Central	217
2	Inner Sunset	18	Outer Sunset	30	Central	24	Outer Sunset	27	Western Addition	181
3	Bernal Heights	13	Inner Sunset	18	Buena Vista	9	Central	16	Downtown	96
4	Central	9	Central	10	Richmond	11	Ingleside	10	Northeast	5
5	Ingleside	6	Bernal Heights	5	Ingleside	6	Marina	0	Buena Vista	42
6	Downtown	1	Buena Vista	4	Inner Sunset	6	Northeast	0	Marina	40
7	Buena Vista	-3	South Central	1	Marina	5	Downtown	0	Outer Sunset	27
8	Marina	-2	Downtown	0	Northeast	0	Buena Vista	0	Richmond	23
9	Mission	-2	Ingleside	0	Downtown	0	South of Market	0	Mission	0
10	Northeast	-3	Marina	-4	South of Market	0	South Bayshore	0	South of Market	0
11	South of Market	-3	South of Market	-6	South Bayshore	0	Bernal Heights	0	South Bayshore	0
12	Outer Sunset	-9	South Bayshore	-15	Bernal Heights	0	South Central	0	Bernal Heights	0
13	Western Addition	-11	Mission	-26	South Central	0	Inner Sunset	0	South Central	0
14	South Bayshore	-28	Northeast	-31	Mission	-9	Richmond	-4	Ingleside	0
15	Richmond	-33	Western Addition	-60	Western Addition	-10	Mission	-12	Inner Sunset	0
Totals		-4		37		68		162		677

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

HOUSING UNIT CONSTRUCTION COMPLETIONS · 1971



HOUSING UNITS	NUMBER OF CENSUS TRACTS
0	82
1 to 4	26
5 to 9	7
10 to 24	20
25 to 99	8
100 to 206	5

DIVISIONS

1 RICHMOND
2 MARINA
3 NORTHEAST
4 DOWNTOWN
5 WESTERN ADDITION
6 BUENA VISTA
7 CENTRAL
8 MISSION
9 SOUTH OF MARKET
10 SOUTH BAYSHORE
11 BERNAL HEIGHTS
12 SOUTH CENTRAL
13 INGLESIDE
14 INNER SUNSET
15 OUTER SUNSET

TABLE 16

San Francisco Districts in Rank Order of Number and Percent of Units Certified Complete, 1971

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	485	32
2	7	Central	289	19
3	1	Richmond	180	12
4	15	Outer Sunset	112	8
5	4	Downtown	97	7
6	3	Northeast	61	4
7	6	Buena Vista	60	4
8	12	South Central	54	4
9	14	Inner Sunset	51	3
10	2	Marina	46	3
11	13	Ingleside	27	2
12	11	Bernal Heights	21	1
13	10	South Bayshore	9	1
14	8	Mission	5	-
15	9	South of Market	0	0
Total			1,497	100

Source: San Francisco Department of City Planning, 1972.

TABLE 17

San Francisco Districts in Rank Order of Units Completed by Structure Type, 1971

Rank	Structure Type									
	Single Family		2 - 4		5 - 9		10 - 19		20 +	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	49	Richmond	135	Outer Sunset	26	Western Addition	190	Western Addition	254
2	Inner Sunset	25	Western Addition	34	Central	24	Outer Sunset	27	Central	217
3	Central	14	Outer Sunset	30	Buena Vista	14	Central	16	Downtown	96
4	Bernal Heights	13	Inner Sunset	20	Richmond	11	Richmond	10	Northeast	51
5	Ingleside	11	Central	18	Western Addition	6	Ingleside	10	Buena Vista	42
6	South Bayshore	5	Northeast	10	Ingleside	6	Marina	0	Marina	40
7	Outer Sunset	2	Bernal Heights	8	Inner Sunset	6	Northeast	0	Outer Sunset	27
8	Richmond	1	South Central	5	Marina	5	Downtown	0	Richmond	23
9	Marina	1	Buena Vista	4	Mission	5	Buena Vista	0	Mission	0
10	Downtown	1	South Bayshore	4	Northeast	0	Mission	0	South of Market	0
11	Western Addition	1	Marina	0	Downtown	0	South of Market	0	South Bayshore	0
12	Northeast	0	Downtown	0	South of Market	0	South Bayshore	0	Bernal Heights	0
13	Buena Vista	0	Mission	0	South Bayshore	0	Bernal Heights	0	South Central	0
14	Mission	0	South of Market	0	Bernal Heights	0	South Central	0	Ingleside	0
15	South of Market	0	Ingleside	0	South Central	0	Inner Sunset	0	Inner Sunset	0
Totals		123		268		103		250		750

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

HOUSING UNIT DEMOLITION · 1971

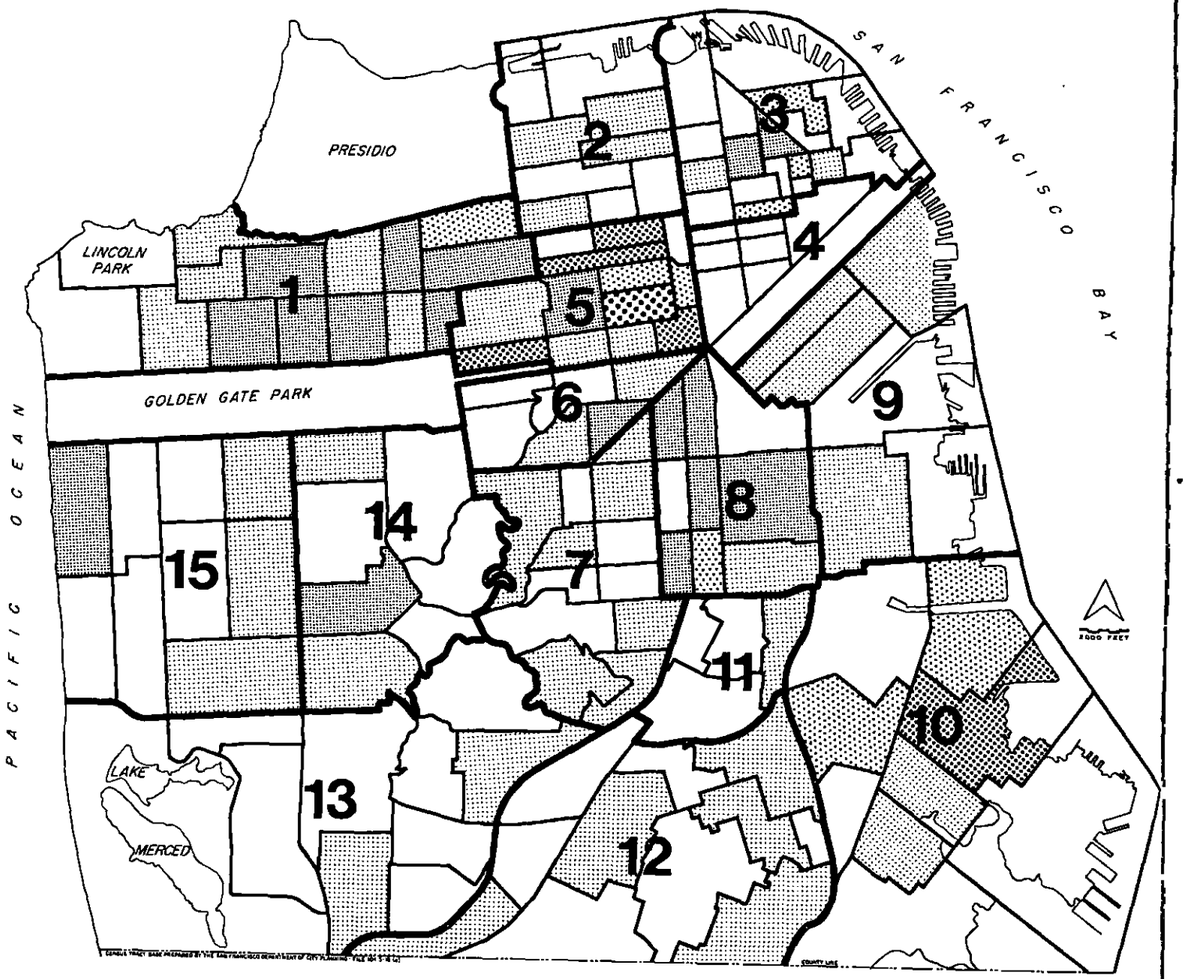


TABLE 18

San Francisco Districts in Rank Order of Units Demolished, 1971

Rank	District No.	District	No. of Units	Percent
1	5	Western Addition	260	47
2	1	Richmond	72	13
3	8	Mission	54	10
4	10	South Bayshore	52	9
5	3	Northeast	44	8
6	7	Central	13	2
7	6	Buena Vista	11	2
8	15	Outer Sunset	11	2
9	12	South Central	10	2
10	14	Inner Sunset	9	2
11	2	Marina	7	1
12	9	South of Market	6	1
13	13	Ingleside	5	1
14	11	Bernal Heights	3	-
15	4	Downtown	0	0
Total			557	100

Source: San Francisco Department of City Planning, 1972

TABLE 19

San Francisco Districts in Rank Order of Units Demolished by Type of Structure, 1971

Rank	Structure Type									
	Single Family		2 - 4		5 - 9		10 - 19		20 +	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	34	Western Addition	94	Western Addition	16	Western Addition	65	Western Addition	73
2	South Bayshore	33	Northeast	41	Mission	14	Richmond	14	Richmond	0
3	Western Addition	12	Mission	26	Buena Vista	5	Mission	12	Marina	0
4	Outer Sunset	11	Richmond	24	Richmond	0	Marina	0	Northeast	0
5	Inner Sunset	7	South Bayshore	19	Marina	0	Northeast	0	Downtown	0
6	South Central	6	Central	8	Northeast	0	Downtown	0	Buena Vista	0
7	Central	5	Marina	4	Downtown	0	Buena Vista	0	Central	0
8	Ingleside	5	South Central	4	Central	0	Central	0	Mission	0
9	Marina	3	Buena Vista	3	South of Market	0	South of Market	0	South of Market	0
10	Northeast	3	South of Market	3	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Buena Vista	3	Bernal Heights	3	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	South of Market	3	Inner Sunset	2	South Central	0	South Central	0	South Central	0
13	Mission	2	Downtown	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Downtown	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Bernal Heights	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Totals		127		231		35		91		73

Source: San Francisco Department of City Planning from Bureau of Building Inspection records.

DISTRICT HIGHLIGHTS

Net Change

In 1971, only three of the fifteen districts showed net losses, while the balance of them had net gains. Especially noteworthy this year are the net gains from public projects. The figure for the Central district reflects the completion of more units of housing in the Diamond Heights project and a large housing project for the elderly on Eighteenth Street. The Western Addition, in which preparation for redevelopment appeared as a drastic net loss in 1970, is now second in net gain for the city. The recovery of the private housing market is reflected in the general distribution of net gain throughout the balance of the districts. It may be expected that the South of Market area, and more particularly, the South Bayshore, will soon reflect net gains as projects now in progress are completed.

Housing Unit Completions

The Western Addition and Central districts contributed 51 percent of the housing completed in San Francisco in 1971. As noted, these units were largely the result of publicly sponsored programs such as redevelopment and public housing. Next in ranking were the Richmond and Outer Sunset districts with 20 percent of the year's total. Especially noteworthy is the distribution by structure type. In the Richmond, for example, the two- to four-unit building was dominant. This tends to repeat the pattern of the early sixties when this kind of building was found in great numbers constructed in the Richmond district.

It would, however, be misleading to suppose that the 10-19 and 20+ categories for the Western Addition demonstrate a higher density development. It is the nature of the application which leads to this categorization, though the density of development may more nearly correspond to the five- to nine-unit category. Unfortunately, it is not possible to separate the units into lower density categories on the basis of what is available. This is also true of the data for the Central district, which includes Diamond Heights Redevelopment areas. It is true that the kind of "townhouse" development is denser than one would expect of the two- to four-unit group.

Demolition

Clearance for the Western Addition II project continues as a large component of demolition, most particularly for five or more unit structures. The pattern of removing single family homes to make way for more dense development (by the private market) may be observed in the Richmond district. Two- to four-unit structures are extremely vulnerable as the data indicate, for, exclusive of those removed in the Western Addition (not all of which may be for the Redevelopment projects), 131 units were demolished throughout the city. The pattern of demolition for the city's districts does not depart greatly from that of previous years, and it may be conjectured that the same forces, governmental and economic, remain operative in this aspect of the housing market.

CONCLUSIONS

Largely because of the completion of projects in redevelopment areas, additions to the city's housing inventory were the highest since 1967. A number of units will be added in 1972 - 1975, acting to balance the losses through demolition of substandard stock for redevelopment projects. The patterns for the past five years indicate that on the regional level, San Francisco's residential construction is a small part of the new addition to the Bay counties housing stock. An analysis of estimated costs for the period tends to show that, together with the ever scarcer resource of vacant land in this densely developed central city, construction costs may act to inhibit substantial additions to the existing stock. Without the subsidies afforded by Federally underwritten programs, the additions to the stock in 1971 would have been far less encouraging.

As has been noted in previous Inventory reports, San Francisco is densely developed and its housing stock displays a remarkable durability. Because of those factors and other policy considerations, the Residence element of the City's Master Plan places heavy emphasis on maintenance and rehabilitation as the most suitable approach toward housing quality. Priority is given in the Plan to code enforcement and general rehabilitation of housing rather than to large-scale clearance. This policy would enable the City, through such programs as FACE and limited scale redevelopment, to maintain the general character of San Francisco's neighborhoods and to minimize the disruption of residents. The Plan for Residence recognizes that there is a need for new construction, but the kind and quality of the construction requires careful thought, for each marginal addition to the stock ought to enhance it as much as possible in amenity. Quality of housing, rather than quantity, is a goal of the Master Plan.

The continuing erosion of older, low-density housing stock, especially of single family homes, will continue to be a concern. It will have the effect of altering not only the market for housing, but the character of the seekers for homes as well. The phenomenon is widespread in the city, and the impact of these removals may be felt keenly in the neighborhoods in which they occur.

APPENDIX TABLE A

Net Change by Census Tract and Structure Type
San Francisco, 1971

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	-4	-4	-8	-16	-25	-75	32	128	11	68	15	162	12	677	33	940
101			1	2	1	3							1	51	3	56
103					1	3									1	3
104			-1	-2	-3	-9	-2	-8							-6	-19
108	-1	-1			-2	-6									-3	-7
110			-1	-2											-1	-2
112			1	2											1	2
115	-2	-2													-2	-2
119			-1	-2	-4	-12									-5	-14
123													1	96	1	96
125	1	1													1	1
128	-2	-2													-2	-2
129			-1	-2											-1	-2
130	-1	-1							1	5					0	4
132	1	1													1	1
133	-1	-1									-1	-14			-2	-15
134			-1	-2									1	40	0	38
152	-2	-2	-1	-2	-4	-12					-1	-15			-8	-31
154	-2	-2			-1	-3	1	4							-2	-1
155	-1	-1	-3	-6	-3	-9	-1	-4	-1	-5					-9	-25
156	-1	-1	-1	-2	-1	-3									-3	-6
157	-2	-2	-1	-2											-3	-4
158	-1	-1	15	30							7	74	1	36	22	139
159	-1	-1	-3	-6	-1	-3					5	59	1	147	1	196
160											-1	-16			-1	-16
161	-3	-3	-6	-12	-1	-3	-2	-8	-1	-5	3	41	1	38	-9	48
162					-2	-6	-1	-4			-1	-18			-4	-28
163					-1	-3									-1	-3
164	-1	-1			-1	-3									-2	-4
165			-2	-4	-1	-3							-1	-40	-4	-47
168	-1	-1											1	42	0	41
169	-1	-1			-1	-3			-1	-5					-3	-9
170	-1	-1	2	4					1	8					2	11
171									1	6					1	6
178					-1	-3									-1	-3
179	-1	-1													-1	-1
180	-1	-1													-1	-1
201					-1	-3			-1	-6					-2	-9
202			-3	-6											-3	-6
203					-1	-3							1	22	0	19
204					1	3	1	4	1	6					3	13
206	-1	-1			1	3							1	107	1	109
208	-2	-2	-1	-2	-1	-3									-4	-7
209					-1	-3			1	5	-1	-12			-1	-10
210					-2	-6									-2	-6
212	-1	-1			1	3									0	2
215			-1	-2					2	13					1	11
216	3	3	1	2					1	5	1	16	2	88	8	114
217	10	10													10	10
218	-2	-2													-2	-2
227	-1	-1													-1	-1
228									-1	-8					-1	-8
229					-1	-3									-1	-3
230	-11	-11	2	4											-9	-7
231	-13	-13	-2	-4			-1	-4							-16	-21
232	-1	-1			-1	-3									-2	-4
234	0	0													0	0
251	10	10			-1	-3									9	7
252	3	3													3	3
253			2	4											2	4
254			2	4											2	4
256	6	6													6	6
257	21	21													21	21
259	5	5													5	5
260	0	0	1	2	1	3									2	5
262			-1	-2											-1	-2
263	1	1													1	1
264	10	10	-1	-2											9	8
301	1	1													1	1

Net Change - Continued

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
302	-1	-1			1	3	1	4	1	6					2	12
303	15	15	1	2	1	3									17	20
304	3	3	-1	-2			2	8							4	9
307	4	4													4	4
308	0	0													0	0
309	1	1													1	1
311	-3	-3													-3	-3
312	3	3													3	3
313	-1	-1							1	6	1	10			1	15
314	1	1													1	1
326	-2	-2			2	6	1	4							1	8
327									2	10	1	11			3	21
328	-1	-1					1	4							0	3
329	1	1													1	1
330	-1	-1													-1	-1
352	-6	-6					4	16	2	16			1	27	1	53
354											1	16			1	16
401	-2	-2	-1	-2	-1	-3	1	4			1	10			-2	7
402	-1	-1	-1	-2			2	8							0	5
426	-3	-3	-1	-2			7	28							3	23
427	-3	-3			1	3	6	24							4	24
428	-2	-2													-2	-2
451	-3	-3			2	6	1	4	1	5					1	12
452	-2	-2	-1	-2	-1	-3	3	12							-1	5
476	-5	-5	1	2			3	12							-1	9
477	-7	-7	-1	-2			7	28	1	6					0	25
478	-1	-1											1	23	0	22
604	1	1													1	1
608	-6	-6					-2	-8							-8	-14
610	3	3													3	3

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1971

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	123	123	31	62	14	42	41	164	17	103	21	253	14	750	261	1497
101			1	2	1	3							1	51	3	56
103					1	3									1	3
112			1	2											1	2
123													1	96	1	96
125	1	1													1	1
130									1	5					1	5
132	1	1													1	1
133	1	1													1	1
134													1	40	1	40
154							1	4							1	4
158	1	1	17	34							7	74	1	36	26	145
159											5	59	1	147	6	206
161									1	6	4	57	2	71	7	134
168													1	42	1	42
170			2	4					1	8					3	12
171									1	6					1	6
203													1	22	1	22
204					2	6	1	4	1	6					4	16
206					1	3							1	107	2	110
209									1	5					1	5
212					1	3									1	3
215									2	13					2	13
216	3	3	1	2					1	5	1	16	2	88	8	114
217	11	11													11	11
230			2	4											2	4
231	1	1													1	1
234	1	1													1	1
251	10	10													10	10
252	3	3													3	3
253			2	4											2	4
254			2	4											2	4
256	6	6													6	6
257	23	23													23	23
259	6	6													6	6
260	2	2	1	2	1	3									4	7
263	1	1													1	1
264	11	11													11	11
301	1	1													1	1
302					1	3	1	4	1	6					3	13
303	15	15	1	2	1	3									17	20
304	6	6					2	8							8	14
307	4	4													4	4
308	3	3													3	3
309	1	1													1	1
311	1	1													1	1
312	3	3													3	3
313									1	6	1	10			2	16
314	1	1													1	1
326					2	6	1	4							3	10
327									2	10	1	11			3	21
328							1	4							1	4
329	1	1													1	1
330	1	1													1	1
352							4	16	2	16			1	27	7	59
354											1	16			1	16
401							1	4			1	10			2	14
402							2	8							2	8
426							7	28							7	28
427					1	3	6	24							7	27
451					2	6	1	4	1	5					4	15
452							3	12							3	12
476			1	2			3	12							4	14
477							7	28	1	6					8	34
478													1	23	1	23
604	1	1													1	1
610	3	3													3	3

APPENDIX TABLE C

Demolition by Census Tract and Structure Type
San Francisco, 1971

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	127	127	39	78	39	117	9	36	6	35	6	91	2	73	228	557
104			1	2	3	9	2	8							6	19
108	1	1			2	6									3	7
110			1	2											1	2
115	2	2													2	2
119			1	2	4	12									5	14
128	2	2													2	2
129			1	2											1	2
130	1	1													1	1
133	2	2									1	14			3	16
134			1	2											1	2
152	2	2	1	2	4	12					1	15			8	31
154	2	2			1	3									3	5
155	1	1	3	6	2	9	1	4	1	5					9	25
156	1	1	1	2	1	3									3	6
157	2	2	1	2											3	4
158	2	2	2	4											4	6
159	1	1	3	6	1	3									5	10
160											1	16			1	16
161	3	3	6	12	1	3	2	8	2	11	1	16	1	33	16	86
162					2	6	1	4			1	18			4	28
163					1	3									1	3
164	1	1			1	3									2	4
165			2	4	1	3							1	40	4	47
168	1	1													1	1
169	1	1			1	3			1	5					3	9
170	1	1													1	1
178					1	3									1	3
179	1	1													1	1
180	1	1													1	1
201					1	3			1	6					2	9
202			3	6											3	6
203					1	3									1	3
204					1	3									1	3
206	1	1													1	1
208	2	2	1	2	1	3									4	7
209					1	3					1	12			2	15
210					2	6									2	6
212	1	1													1	1
215			1	2											1	2
217	1	1													1	1
218	2	2													2	2
227	1	1													1	1
228									1	8					1	8
229					1	3									1	3
230	11	11													11	11
231	14	14	2	4			1	4							17	22
232	1	1			1	3									2	4
234	1	1													1	1
251					1	3									1	3
257	2	2													2	2
259	1	1													1	1
260	2	2													2	2
262			1	2											1	2
264	1	1	1	2											2	3
302	1	1													1	1
304	3	3	1	2											4	5
308	3	3													3	3
311	4	4													4	4
313	1	1													1	1
326	2	2													2	2
328	1	1													1	1
330	2	2													2	2
352	6	6													6	6
401	2	2	1	2	1	3									4	7
402	1	1	1	2											2	3
426	3	3	1	2											4	5
427	3	3													3	3
428	2	2													2	2
451	3	3													3	3
452	2	2	1	2	1	3									4	7
476	5	5													5	5
477	7	7	1	2											8	9
478	1	1													1	1
608	6	6					2	8							8	14

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.0.50

Census Tracts	San Francisco													
	Tract 0101	Tract 0102	Tract 0103	Tract 0104	Tract 0105	Tract 0106	Tract 0107	Tract 0108	Tract 0109	Tract 0110	Tract 0111	Tract 0112	Tract 0113	Tract 0114
All housing units	1 353	2 842	2 223	2 634	38	1 970	2 603	2 455	2 556	2 319	3 009	2 193	1 536	1 890
Vacant—seasonal and migratory	–	–	–	–	–	–	–	–	–	2	–	–	–	–
All year-round housing units	1 353	2 842	2 223	2 634	38	1 970	2 603	2 455	2 556	2 317	3 009	2 193	1 536	1 890
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	83	643	449	427	–	207	190	493	320	264	133	388	124	34
Cooperative and condominium	–	306	71	15	–	8	–	84	21	–	–	239	11	–
White	73	610	296	288	–	62	51	193	192	62	36	279	16	–
Negro	–	–	–	–	–	–	–	2	–	3	–	–	–	–
Renter occupied	1 237	2 044	1 665	2 117	38	1 583	2 280	1 856	2 148	1 990	2 680	1 666	1 333	1 686
White	1 005	1 994	1 325	1 778	38	948	605	1 001	1 823	1 072	2 104	1 186	348	22
Negro	78	8	4	10	–	37	53	10	10	15	50	7	3	2
Vacant year-round	33	155	109	90	–	180	133	106	88	63	196	139	79	170
For sale only	–	5	1	3	–	4	1	–	1	–	–	1	1	–
Vacant less than 6 months	–	2	...	...	–	...	...	–	...	–	–	...	...	–
Median price asked	–	...	–	–	–	–	–	–	...	–	–	...	...	–
For rent	18	61	62	38	–	142	81	55	40	49	144	55	37	74
Vacant less than 2 months	17	51	57	27	–	133	77	42	33	41	137	39	21	57
Median rent asked	$217	$185	$110	$208	–	$72	$66	$141	$189	$106	$103	$144	$65	$39
Other	15	89	46	49	–	34	51	51	47	14	52	83	41	96
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	7	19	101	56	36	663	1 156	36	44	184	468	103	428	1 208
Owner occupied	–	4	6	3	–	8	1	4	4	5	3	2	2	6
Negro	–	–	–	–	–	–	–	–	–	...	–	–	–	–
Renter occupied	7	15	67	49	36	522	1 070	30	36	161	394	86	384	1 047
Negro	–	–	–	5	–	27	27	1	–	–	10	–	–	...
Vacant year-round	–	–	28	4	–	133	85	2	4	18	71	15	42	155
For sale only	–	–	–	–	–	–	–	–	–	–	–	–	...	–
For rent	–	–	27	–	–	116	44	2	3	18	49	10	24	72
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	7	24	94	57	36	689	1 181	35	48	187	586	116	342	1 173
Access only through other living quarters	6	1	4	6	–	12	29	14	8	12	7	8	11	32
ROOMS														
1 room	167	121	106	158	35	670	1 260	81	77	236	670	181	392	1 130
2 rooms	298	513	173	306	–	171	333	310	358	339	753	339	388	275
3 rooms	426	785	447	692	2	417	299	679	771	659	925	581	321	231
4 rooms	241	669	673	823	1	421	346	637	702	532	414	524	210	146
5 rooms	167	400	569	486	–	192	263	421	430	332	130	347	129	72
6 rooms	46	204	185	117	–	69	71	216	159	158	80	154	59	15
7 rooms	3	69	44	33	–	18	19	65	38	43	28	39	17	4
8 rooms	3	40	17	10	–	4	7	16	14	15	5	15	13	1
9 rooms or more	2	41	9	9	–	8	5	30	7	3	4	13	7	16
Median	3.0	3.5	4.1	3.7	1.0	2.8	1.6	3.7	3.6	3.4	2.6	3.5	2.5	1.3
All occupied housing units	1 320	2 687	2 114	2 544	38	1 790	2 470	2 349	2 468	2 254	2 813	2 054	1 457	1 720
PERSONS														
1 person	634	1 471	744	1 128	38	853	1 256	812	1 216	926	1 735	984	599	917
2 persons	373	939	713	729	–	330	491	668	741	590	631	682	360	365
3 persons	103	175	241	270	–	178	221	301	207	268	214	164	148	141
4 persons	79	60	182	194	–	141	170	202	135	211	100	84	115	103
5 persons	57	24	118	98	–	120	142	161	89	121	59	60	104	80
6 persons or more	74	18	116	125	–	168	190	205	80	138	74	80	131	114
Median, all occupied units	1.6	1.4	1.9	1.7	1.0	1.6	1.5	2.0	1.5	1.8	1.3	1.6	1.9	1.4
Median, owner occupied units	1.9	1.8	2.1	2.1	–	3.1	3.4	2.4	2.2	3.3	2.7	1.9	2.5	2.6
Median, renter occupied units	1.5	1.3	1.9	1.6	1.0	1.5	1.4	1.9	1.5	1.7	1.3	1.5	1.8	1.4
Units with roomers, boarders, or lodgers	42	102	114	97	–	65	50	92	113	107	140	97	53	21
PERSONS PER ROOM														
1.00 or less	1 168	2 660	1 930	2 336	38	1 458	1 944	2 009	2 349	1 983	2 619	1 886	1 085	1 259
1.01 to 1.50	97	13	124	129	–	140	191	195	75	159	106	79	130	129
1.51 or more	55	14	60	79	–	192	335	145	44	112	88	89	242	332
Units with all plumbing facilities—1.01 or more	150	26	178	207	–	277	317	332	117	258	175	130	247	240
VALUE														
Specified owner occupied units[1]	14	125	66	82	–	24	27	99	60	45	18	23	15	...
Less than $5,000	–	–	–	2	–	–	2	–	1	–	–	–	–	...
$5,000 to $7,499	–	–	–	–	–	–	1	2	–	–	–	–	–	...
$7,500 to $9,999	–	–	1	–	–	–	–	–	–	1	–	1	1	...
$10,000 to $14,999	–	–	2	5	–	–	–	2	2	3	1	1	1	...
$15,000 to $19,999	1	3	3	4	–	1	3	5	3	3	2	–	1	...
$20,000 to $24,999	4	2	4	7	–	2	–	5	5	8	–	2	2	...
$25,000 to $34,999	1	4	10	12	–	7	5	25	9	6	8	1	3	...
$35,000 to $49,999	4	20	13	11	–	5	3	18	11	12	3	4	3	...
$50,000 or more	4	96	33	41	–	9	13	42	29	12	4	14	4	...
Median	$38 800	50000+	$50 000	$50 000	–	$41 000	$47 500	$43 800	$48 600	$36 900	$32 500	50000+	$33 300	...
CONTRACT RENT														
Specified renter occupied units[2]	1 228	2 042	1 461	2 115	38	1 579	2 275	1 856	2 148	1 987	2 676	1 664	1 328	1 681
Less than $30	8	12	8	11	–	16	25	5	14	12	7	2	53	159
$30 to $39	5	1	4	11	25	32	215	6	4	11	5	10	74	238
$40 to $59	51	8	64	50	12	279	559	14	13	79	145	19	146	438
$60 to $79	111	30	52	125	–	267	511	58	75	144	340	76	163	306
$80 to $99	87	68	114	201	–	147	284	167	156	203	431	141	217	182
$100 to $149	173	696	569	640	–	496	431	765	793	1 030	1 233	533	395	273
$150 to $199	352	576	441	587	–	204	180	542	685	354	421	429	140	63
$200 to $249	323	230	143	239	–	69	24	90	242	93	40	126	15	8
$250 or more	105	380	235	202	–	38	5	168	135	23	10	292	94	7
No cash rent	13	41	31	49	1	31	41	41	31	38	44	36	41	7
Median	$175	$166	$150	$150	$37	$103	$70	$144	$150	$123	$114	$154	$99	$60

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.0.50

Census Tracts	San Francisco—Con.													
	Tract 0115	Tract 0116	Tract 0117	Tract 0118	Tract 0119	Tract 0120	Tract 0121	Tract 0122	Tract 0123	Tract 0124	Tract 0125	Tract 0126	Tract 0127	Tract 0128
All housing units	846	1 701	1 485	855	3 566	2 531	2 901	4 192	4 865	4 869	4 114	2 231	2 580	2 564
Vacant—seasonal and migratory	–	–	13	1	–	–	–	–	2	1	–	–	–	1
All year-round housing units	846	1 701	1 472	854	3 566	2 531	2 901	4 192	4 863	4 868	4 114	2 231	2 580	2 563
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	7	2	10	15	214	32	66	128	22	19	10	504	514	591
Cooperative and condominium	–	–	–	–	147	–	44	92	–	–	–	–	–	6
White	1	2	5	2	169	26	64	122	21	14	9	499	503	572
Negro	–	–	–	–	–	–	–	2	–	1	1	–	–	–
Renter occupied	753	1 368	1 316	767	3 084	2 305	2 568	3 735	4 164	4 280	3 310	1 679	2 022	1 867
White	117	1 274	910	103	2 744	2 078	2 359	3 471	3 848	3 802	2 866	1 659	1 993	1 826
Negro	18	52	33	3	46	48	46	66	96	239	235	4	1	8
Vacant year-round	106	331	146	72	268	194	267	329	677	569	794	48	44	105
For sale only	–	–	–	–	10	–	1	–	4	–	–	1	–	3
Vacant less than 6 months	–	–	–	–	6	–	...	–	...	–	–	...	–	...
Median price asked	–	–	–	–	–	–	–	–	–	–	–	–	–	...
For rent	71	255	104	51	144	163	180	265	415	460	695	26	29	84
Vacant less than 2 months	69	224	92	51	120	142	165	259	387	441	666	25	28	72
Median rent asked	$44	$65	$68	$55	$141	$123	$129	$121	$97	$69	$80	$185	$173	$170
Other	35	76	42	21	114	31	86	64	258	109	99	21	15	18
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	806	326	659	448	217	296	267	338	1 137	1 539	1 587	20	29	52
Owner occupied	2	...	–	–	4	2	2	2	4	2	3	6	7	11
Negro	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Renter occupied	699	250	557	383	179	262	200	293	950	1 251	1 148	14	22	34
Negro	18	32	20	...	2	8	6	11	23	108	87	–	–	–
Vacant year-round	105	75	102	65	34	32	65	43	183	286	436	–	–	7
For sale only	–	–	–	–	–	–	–	–	–	–	–	–	–	–
For rent	70	75	74	47	24	30	52	34	118	246	383	–	–	6
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	797	458	909	435	297	614	651	910	2 913	2 061	2 750	15	16	51
Access only through other living quarters	4	6	2	6	5	3	1	11	7	7	6	2	–	2
ROOMS														
1 room	787	612	1 005	458	645	867	916	1 218	3 227	2 736	3 276	51	78	92
2 rooms	23	368	319	175	1 336	1 055	1 194	2 004	1 255	1 630	665	472	626	334
3 rooms	28	446	108	137	1 037	477	634	812	294	441	154	533	645	581
4 rooms	14	223	24	51	373	113	112	129	66	42	16	372	382	498
5 rooms	7	35	5	16	90	16	28	19	13	7	–	332	371	479
6 rooms	2	13	5	11	51	3	17	9	2	11	1	277	252	259
7 rooms	2	1	1	4	21	–	–	1	4	1	–	112	129	147
8 rooms	1	1	2	1	4	–	–	–	–	–	–	51	61	77
9 rooms or more	2	2	3	1	9	–	–	–	2	–	2	31	36	98
Median	1.1	2.1	1.2	1.4	2.4	1.9	1.9	1.9	1.3	1.4	1.1	3.7	3.4	4.1
All occupied housing units	760	1 370	1 326	782	3 298	2 337	2 634	3 863	4 186	4 299	3 320	2 183	2 536	2 458
PERSONS														
1 person	665	905	1 109	445	2 324	1 783	2 091	2 865	3 565	3 498	2 730	1 107	1 321	1 085
2 persons	38	387	149	149	769	453	472	822	535	676	456	767	861	864
3 persons	20	57	38	61	115	78	51	130	62	88	93	154	196	265
4 persons	13	17	16	50	49	17	12	35	15	20	27	86	98	146
5 persons	6	4	5	34	17	2	5	8	7	13	12	51	39	60
6 persons or more	18	–	9	43	24	4	3	3	2	4	2	18	21	38
Median, all occupied units	1.1	1.3	1.1	1.4	1.2	1.2	1.1	1.2	1.1	1.1	1.1	1.5	1.5	1.7
Median, owner occupied units	3.7	...	1.3	2.7	1.4	1.2	1.2	1.3	1.4	1.2	1.5	2.1	2.2	2.2
Median, renter occupied units	1.1	1.3	1.1	1.4	1.2	1.2	1.1	1.2	1.1	1.1	1.1	1.4	1.3	1.5
Units with roomers, boarders, or lodgers	4	9	11	19	136	53	52	96	43	81	72	27	48	72
PERSONS PER ROOM														
1.00 or less	702	1 339	1 237	585	3 196	2 258	2 542	3 693	3 979	4 077	2 986	2 170	2 514	2 411
1.01 to 1.50	12	13	16	58	38	27	24	62	28	42	38	9	10	30
1.51 or more	46	18	73	139	64	52	68	108	179	180	296	4	12	17
Units with all plumbing facilities—1.01 or more	21	26	65	112	96	72	84	157	159	178	283	13	22	41
VALUE														
Specified owner occupied units[1]	–	–	...	...	9	...	...	...	6	–	–	276	260	294
Less than $5,000	–	–	...	...	–	...	...	...	–	–	–	–	–	–
$5,000 to $7,499	–	–	...	...	–	...	...	...	–	–	–	–	–	–
$7,500 to $9,999	–	–	...	...	–	...	...	...	–	–	–	–	–	–
$10,000 to $14,999	–	–	...	...	–	...	...	...	–	–	–	–	–	1
$15,000 to $19,999	–	–	...	...	–	...	...	...	–	–	–	1	–	11
$20,000 to $24,999	–	–	...	...	1	...	...	...	2	–	–	3	3	5
$25,000 to $34,999	–	–	...	...	2	...	...	...	1	–	–	14	16	30
$35,000 to $49,999	–	–	...	...	2	...	...	...	2	–	–	93	50	45
$50,000 or more	–	–	...	...	4	...	...	...	1	–	–	163	191	202
Median	–	–	...	...	$46 300	...	...	...	$35 000	–	–	50000+	50000+	50000+
CONTRACT RENT														
Specified renter occupied units[2]	753	1 360	1 315	765	3 082	2 304	2 567	3 733	4 159	4 274	3 310	1 679	2 022	1 866
Less than $30	55	15	31	57	7	17	5	17	16	82	15	7	3	28
$30 to $39	244	4	10	100	14	7	1	1	30	40	17	1	–	2
$40 to $59	343	165	292	157	103	109	27	103	318	491	570	7	3	6
$60 to $79	56	84	315	92	73	196	122	535	950	1 016	968	8	15	41
$80 to $99	14	52	188	78	250	451	322	930	884	922	709	35	36	78
$100 to $149	27	8	388	214	1 506	1 226	1 476	1 594	1 456	913	857	528	786	617
$150 to $199	6	100	51	46	803	245	467	396	305	703	122	622	785	541
$200 to $249	2	240	3	15	170	9	63	73	78	51	12	253	211	236
$250 or more	–	686	20	1	102	–	33	25	65	20	3	139	152	269
No cash rent	6	6	17	5	54	44	51	59	57	36	37	79	31	43
Median	$42	$252	$80	$73	$137	$112	$128	$106	$97	$92	$81	$167	$160	$163

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.0.50

Census Tracts	San Francisco—Con.													
	Tract 0129	Tract 0130	Tract 0131	Tract 0132	Tract 0133	Tract 0134	Tract 0135	Tract 0151	Tract 0152	Tract 0153	Tract 0154	Tract 0155	Tract 0156	Tract 0157
All housing units	2 491	2 605	3 829	2 121	1 932	2 128	1 966	1 071	1 921	1 088	2 645	1 352	1 245	2 307
Vacant—seasonal and migratory	–	1	–	–	1	–	–	–	–	–	–	–	–	–
All year-round housing units	2 491	2 604	3 829	2 121	1 931	2 128	1 966	1 071	1 921	1 088	2 645	1 352	1 245	2 307
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	475	423	274	653	666	355	178	18	207	161	662	58	414	637
Cooperative and condominium	7	53	70	76	–	19	5	–	13	5	–	–	–	–
White	448	374	266	643	586	270	157	9	92	48	486	12	344	428
Negro	–	3	–	2	32	53	9	–	46	103	102	31	9	117
Renter occupied	2 966	2 080	3 390	1 395	1 202	1 684	1 733	950	1 617	877	1 916	1 140	806	1 612
White	2 890	2 016	3 310	1 357	989	1 375	1 532	861	982	300	1 288	435	672	999
Negro	10	7	14	17	116	199	82	33	287	494	504	512	33	493
Vacant year-round	50	101	165	73	63	89	55	103	97	50	67	154	25	58
For sale only	–	4	1	4	3	5	–	–	1	2	3	3	–	5
Vacant less than 6 months	–	…	…	…	…	3	–	–	…	…	…	…	–	5
Median price asked	–	–	–	…	…	…	–	–	–	…	…	…	–	…
For rent	46	59	106	42	38	75	32	61	43	27	35	72	12	32
Vacant less than 2 months	40	57	90	34	25	62	30	54	37	17	27	40	8	31
Median rent asked	$165	$166	$250	$300	$185	$182	$150	$114	$131	$106	$135	$57	$183	$140
Other	4	38	58	27	22	9	23	42	53	21	29	79	13	21
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	43	50	77	33	17	38	84	176	179	51	39	127	5	37
Owner occupied	5	3	1	3	3	–	3	–	3	6	4	1	2	3
Negro	–	–	–	–	1	–	–	–	1	4	3	–	–	1
Renter occupied	38	46	71	26	13	36	78	130	141	39	24	88	3	21
Negro	1	2	–	–	2	5	6	8	36	23	14	58	–	7
Vacant year-round	–	1	5	4	1	2	3	46	35	6	1	38	–	3
For sale only	–	–	–	–	–	–	–	–	–	–	–	–	–	1
For rent	–	1	4	1	–	2	3	16	8	4	–	21	–	1
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	33	49	66	52	14	44	98	353	155	49	34	113	7	35
Access only through other living quarters	2	2	4	4	2	7	5	2	7	7	3	4	–	6
ROOMS														
1 room	78	93	168	75	20	86	209	344	212	44	55	144	22	46
2 rooms	617	351	640	157	94	257	487	304	365	156	234	322	103	183
3 rooms	1 224	711	1 198	392	272	544	535	257	488	271	574	395	245	494
4 rooms	749	628	874	391	349	510	313	87	354	246	624	205	257	497
5 rooms	543	412	486	291	304	317	203	29	204	166	567	122	384	603
6 rooms	226	232	262	182	209	181	112	29	167	117	281	99	156	312
7 rooms	32	98	84	161	191	119	44	15	73	48	127	45	41	100
8 rooms	19	49	40	151	103	58	29	3	36	24	86	14	22	49
9 rooms or more	3	30	77	321	389	56	34	3	22	16	97	6	15	23
Median	3.4	3.7	3.4	4.7	5.3	3.8	3.0	2.1	3.3	3.8	4.2	3.0	4.5	4.4
All occupied housing units	3 441	2 503	3 464	2 048	1 868	2 039	1 911	966	1 824	1 038	2 578	1 198	1 226	2 249
PERSONS														
1 person	1 741	1 160	1 900	786	505	863	1 087	637	865	434	929	574	363	701
2 persons	1 168	880	1 363	733	577	709	567	232	597	301	911	330	490	853
3 persons	320	240	266	258	294	230	146	50	176	135	342	154	198	325
4 persons	136	142	95	139	243	151	77	24	90	71	195	61	95	184
5 persons	42	51	23	65	139	56	30	6	55	44	104	29	40	100
6 persons or more	34	30	17	67	110	30	10	19	41	53	97	50	34	86
Median, all occupied units	1.5	1.6	1.5	1.8	2.2	1.7	1.4	1.3	1.6	1.8	1.9	1.6	2.0	2.0
Median, owner occupied units	2.0	2.1	2.0	2.5	3.3	2.1	2.0	3.0	2.1	2.1	2.4	2.2	2.1	2.2
Median, renter occupied units	1.4	1.5	1.4	1.5	1.9	1.6	1.3	1.3	1.5	1.7	1.7	1.5	2.0	1.9
Units with roomers, boarders, or lodgers	134	179	150	98	180	185	112	68	176	108	127	45	68	145
PERSONS PER ROOM														
1.00 or less	3 391	2 461	3 634	2 031	1 831	1 982	1 880	919	1 755	978	2 496	1 118	1 174	2 151
1.01 to 1.50	33	31	14	6	22	31	16	25	36	36	58	47	29	80
1.51 or more	17	11	16	11	15	26	15	24	33	24	24	33	17	18
Units with all plumbing facilities—1.01 or more	49	40	27	15	37	50	28	42	58	58	80	71	46	97
VALUE														
Specified owner occupied units[1]	128	87	75	627	491	140	69	…	66	65	387	20	228	347
Less than $5,000	–	–	–	–	2	–	–	…	–	–	1	–	–	–
$5,000 to $7,499	–	–	–	–	1	–	–	…	–	–	1	1	–	–
$7,500 to $9,999	–	–	–	–	–	–	–	…	–	–	3	–	–	–
$10,000 to $14,999	4	2	–	–	–	3	–	…	1	6	9	–	4	9
$15,000 to $19,999	1	5	–	–	7	1	1	…	2	10	22	3	13	23
$20,000 to $24,999	6	5	2	1	3	13	–	…	8	9	34	6	19	29
$25,000 to $34,999	28	15	4	1	10	17	5	…	20	14	73	3	58	69
$35,000 to $49,999	46	17	6	17	16	26	9	…	18	17	86	2	85	124
$50,000 or more	33	43	63	408	452	80	54	…	17	9	188	5	49	93
Median	$39 900	$49 600	50000+	50000+	50000+	50000+	50000+	…	$36 700	$30 400	$48 500	$25 000	$38 500	$40 300
CONTRACT RENT														
Specified renter occupied units[2]	2 966	2 080	3 386	1 395	1 201	1 684	1 731	950	1 616	877	1 903	1 129	805	1 605
Less than $30	20	15	9	7	10	13	13	6	16	7	8	11	3	13
$30 to $39	1	2	3	6	–	4	4	9	35	2	2	21	–	1
$40 to $59	14	23	12	6	18	13	50	28	80	22	40	126	8	24
$60 to $79	38	68	51	14	40	49	130	95	127	119	94	231	19	74
$80 to $99	183	74	74	21	68	101	163	153	163	161	140	146	42	157
$100 to $149	1 203	501	587	139	319	490	513	368	564	346	756	356	308	633
$150 to $199	1 134	632	969	322	304	506	356	147	400	169	558	75	294	465
$200 to $249	236	338	582	278	159	255	157	60	109	15	147	34	94	164
$250 or more	100	391	1 034	556	258	232	322	65	91	25	126	120	29	55
No cash rent	37	36	65	46	25	21	23	19	31	11	32	9	8	19
Median	$150	$177	$198	$229	$172	$166	$149	$124	$134	$116	$144	$103	$153	$142

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.0.50

Census Tracts	San Francisco—Con.													
	Tract 0158	Tract 0159	Tract 0160	Tract 0161	Tract 0162	Tract 0163	Tract 0164	Tract 0165	Tract 0166	Tract 0167	Tract 0168	Tract 0169	Tract 0170	Tract 0171
All housing units	2 485	1 186	1 192	1 290	1 648	2 230	1 836	2 256	2 702	2 556	3 521	1 648	1 814	3 731
Vacant—seasonal and migratory	–	–	–	–	–	–	–	1	–	–	–	–	–	–
All year-round housing units	2 485	1 186	1 192	1 290	1 648	2 230	1 836	2 255	2 702	2 556	3 521	1 648	1 814	3 731
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	256	358	10	19	37	136	159	333	259	301	218	250	552	837
Cooperative and condominium	6	344	–	–	–	–	–	–	–	–	–	–	5	11
White	50	200	10	7	18	39	40	156	139	127	91	201	522	622
Negro	188	103	–	8	15	86	102	134	102	137	102	20	6	130
Renter occupied	2 924	680	1 047	1 022	1 314	1 733	1 534	1 769	2 206	2 059	3 092	1 370	1 188	2 707
White	550	355	964	259	822	406	344	1 069	1 294	776	1 689	1 101	1 127	1 964
Negro	2 258	281	33	698	390	1 256	1 121	576	782	1 180	1 265	149	34	591
Vacant year-round	225	148	135	249	297	361	143	153	237	196	211	68	74	187
For sale only	7	–	–	–	–	3	6	7	–	4	–	–	1	7
Vacant less than 6 months	5	–	–	–	–	…	6	4	–	…	–	–	…	5
Median price asked	–	–	–	–	–	–	–	–	–	–	–	–	–	$35 000
For rent	171	83	62	115	244	279	106	88	159	124	153	49	54	152
Vacant less than 2 months	112	29	56	65	128	231	71	55	136	103	136	36	49	130
Median rent asked	$95	$68	$100	$80	$93	$117	$108	$135	$126	$101	$102	$130	$176	$139
Other	47	65	73	134	53	79	31	58	78	68	58	19	19	28
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	193	61	152	216	171	112	73	98	151	191	312	125	17	166
Owner occupied	1	1	2	1	1	1	2	5	8	4	7	2	3	9
Negro	–	–	–	–	–	1	1	2	2	2	4	1	–	–
Renter occupied	154	46	102	164	125	99	60	76	119	142	250	107	12	135
Negro	123	27	1	74	20	71	36	15	27	70	49	10	–	23
Vacant year-round	38	14	48	51	45	12	9	17	24	45	55	16	2	22
For sale only	–	–	–	–	–	…	–	–	–	–	–	–	–	–
For rent	36	10	12	28	45	3	6	9	20	17	32	10	1	18
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	184	64	256	171	198	109	51	79	115	148	264	134	19	162
Access only through other living quarters	21	2	2	9	4	5	9	12	16	4	12	1	–	9
ROOMS														
1 room	210	117	327	224	260	135	87	93	130	176	346	134	41	202
2 rooms	499	219	398	300	783	382	303	248	360	345	963	155	128	344
3 rooms	1 022	263	259	360	333	736	678	530	736	725	1 022	402	422	856
4 rooms	854	224	136	263	151	427	376	537	695	576	583	321	416	770
5 rooms	493	293	48	75	68	276	180	451	350	348	358	400	436	693
6 rooms	208	49	8	38	38	154	125	290	262	215	153	217	236	475
7 rooms	74	18	5	19	10	79	60	63	95	108	65	37	68	190
8 rooms	25	2	3	10	2	20	14	17	42	36	17	15	38	99
9 rooms or more	20	1	8	1	3	21	13	26	32	27	14	7	29	102
Median	3.5	3.5	2.2	2.8	2.2	3.3	3.3	4.0	3.7	3.6	2.9	4.0	4.3	4.1
All occupied housing units	3 180	1 138	1 057	1 041	1 351	1 869	1 693	2 102	2 465	2 360	3 310	1 620	1 740	3 544
PERSONS														
1 person	1 275	372	735	461	799	695	740	745	885	953	1 629	601	660	1 178
2 persons	873	309	243	262	349	541	479	662	750	698	921	515	707	1 233
3 persons	451	152	49	144	98	254	215	314	367	313	340	210	202	528
4 persons	270	118	22	71	42	156	110	190	193	163	177	111	104	278
5 persons	159	53	6	45	23	92	63	87	119	94	94	90	38	174
6 persons or more	152	34	2	58	40	131	86	104	151	139	149	93	29	153
Median, all occupied units	1.9	2.0	1.2	1.7	1.3	1.9	1.7	2.0	2.0	1.8	1.5	1.9	1.8	2.0
Median, owner occupied units	2.1	2.9	1.1	2.1	1.8	2.3	2.1	2.2	2.3	2.3	2.2	2.1	2.0	2.3
Median, renter occupied units	1.8	1.5	1.2	1.7	1.3	1.9	1.7	1.9	1.9	1.7	1.5	1.9	1.7	1.9
Units with roomers, boarders, or lodgers	163	35	42	33	88	126	103	208	336	206	216	189	172	356
PERSONS PER ROOM														
1.00 or less	2 925	955	1 023	922	1 241	1 654	1 572	1 967	2 249	2 182	3 049	1 498	1 702	3 366
1.01 to 1.50	168	50	11	80	45	139	80	98	142	126	167	76	24	112
1.51 or more	87	33	23	39	65	76	41	37	74	52	94	46	14	66
Units with all plumbing facilities—1.01 or more	242	77	31	112	103	206	115	129	199	160	241	114	38	167
VALUE														
Specified owner occupied units[1]	53	…	…	…	10	39	44	59	72	99	57	72	300	441
Less than $5,000	–	…	…	…	–	–	–	–	–	–	–	–	–	1
$5,000 to $7,499	–	…	…	…	–	–	–	1	–	2	–	–	–	–
$7,500 to $9,999	–	…	…	…	–	–	–	–	2	1	–	–	–	–
$10,000 to $14,999	3	…	…	…	1	5	–	2	1	7	7	7	7	15
$15,000 to $19,999	9	…	…	…	–	7	3	6	8	12	8	13	29	43
$20,000 to $24,999	13	…	…	…	5	7	8	9	8	16	9	18	52	59
$25,000 to $34,999	14	…	…	…	3	9	13	18	31	37	19	22	88	119
$35,000 to $49,999	11	…	…	…	1	8	15	18	20	15	9	11	81	143
$50,000 or more	3	…	…	…	–	3	5	5	2	9	5	1	43	61
Median	$26 100	…	…	…	$24 000	$25 600	$33 500	$31 400	$30 500	$28 100	$27 400	$24 400	$32 000	$33 600
CONTRACT RENT														
Specified renter occupied units[2]	2 908	678	1 047	1 014	1 311	1 727	1 532	1 744	2 204	2 056	3 077	1 346	1 188	2 707
Less than $30	14	15	5	13	8	22	17	12	7	21	14	8	5	7
$30 to $39	17	8	25	37	11	8	7	7	7	14	11	4	1	11
$40 to $59	207	67	116	271	133	133	33	57	21	65	254	62	15	58
$60 to $79	417	63	172	359	179	236	149	110	159	255	416	144	38	200
$80 to $99	573	65	101	133	301	376	317	220	307	366	691	229	97	274
$100 to $149	1 219	183	290	147	566	699	805	908	1 169	911	1 361	638	374	1 237
$150 to $199	356	87	100	36	74	196	170	377	401	323	252	218	361	648
$200 to $249	74	33	33	1	8	26	16	44	50	55	27	42	146	154
$250 or more	6	142	186	3	2	12	8	9	11	28	18	7	135	82
No cash rent	25	15	19	14	29	19	10	20	22	18	33	14	16	36
Median	$107	$134	$120	$67	$100	$106	$114	$127	$124	$117	$104	$119	$158	$133

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O. 50

Census Tracts	San Francisco—Con.													
	Tract 0176	Tract 0177	Tract 0178	Tract 0179	Tract 0179.99	Tract 0180	Tract 0201	Tract 0202	Tract 0203	Tract 0204	Tract 0205	Tract 0206	Tract 0207	Tract 0208
All housing units	4 392	706	2 046	1 081	–	435	2 183	2 728	1 622	3 718	1 372	2 542	2 525	2 355
Vacant—seasonal and migratory	4	–	–	–	–	–	–	–	–	–	–	1	–	–
All year-round housing units	4 388	706	2 046	1 081	–	435	2 183	2 728	1 622	3 718	1 372	2 541	2 525	2 355
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	43	55	73	44	–	13	74	193	192	1 019	376	646	361	208
Cooperative and condominium	–	–	–	–	–	–	–	–	–	–	–	–	–	–
White	30	47	33	36	–	9	51	144	154	971	362	603	321	169
Negro	1	–	9	7	–	3	2	3	4	6	1	3	3	2
Renter occupied	3 655	626	1 706	986	–	364	1 870	2 438	1 385	2 550	961	1 825	2 071	2 005
White	3 069	429	1 023	668	–	164	1 569	2 027	1 197	2 420	923	1 654	1 907	1 733
Negro	197	98	382	223	–	178	100	191	59	62	12	41	34	53
Vacant year-round	690	25	267	51	–	58	239	97	45	149	35	70	93	142
For sale only	–	–	–	–	–	8	–	1	2	7	–	5	–	5
Vacant less than 6 months	–	–	–	–	–	–	–	...	...	6	–	5	–	2
Median price asked	–	–	–	–	–	–	–	–	–	$33 300	–	...	–	...
For rent	613	24	192	35	–	37	193	65	27	107	25	26	60	108
Vacant less than 2 months	580	22	182	25	–	24	173	58	16	84	16	22	40	86
Median rent asked	$68	$113	$46	$55	–	$43	$69	$104	$148	$172	$144	$155	$130	$85
Other	77	1	75	16	–	13	46	31	16	35	10	39	33	29
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	3 283	701	1 127	190	–	166	781	299	52	84	18	44	115	583
Owner occupied	9	1	5	4	–	–	2	2	6	24	5	5	7	1
Negro	...	–	1	1	–	–	–	–	–	–	–	–	–	–
Renter occupied	2 705	93	904	153	–	127	645	273	44	56	12	32	100	448
Negro	155	21	174	112	–	52	39	14	–	–	–	–	–	15
Vacant year-round	569	7	218	33	–	39	134	24	2	4	1	7	8	54
For sale only	–	–	–	–	–	8	–	–	–	–	–	–	–	2
For rent	496	6	157	22	–	22	111	20	–	2	1	–	5	39
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	3 592	103	1 056	163	–	149	748	278	44	18	13	32	70	461
Access only through other living quarters	13	3	11	1	–	–	3	11	8	2	2	7	6	5
ROOMS														
1 room	3 692	92	1 009	151	–	149	862	336	74	120	27	41	79	496
2 rooms	336	56	309	45	–	115	522	490	243	464	123	226	386	463
3 rooms	179	167	298	81	–	52	326	813	472	1 110	286	638	802	538
4 rooms	98	202	242	129	–	71	274	581	332	865	321	606	526	389
5 rooms	60	114	138	370	–	40	142	322	305	652	357	574	438	305
6 rooms	20	52	42	215	–	5	47	137	155	338	173	309	214	115
7 rooms	3	20	5	68	–	3	9	39	31	120	58	88	53	28
8 rooms	1	2	2	8	–	–	1	5	7	36	17	36	17	11
9 rooms or more	1	1	1	14	–	–	–	5	3	13	10	23	10	10
Median	1.1	3.7	1.5	4.9	–	2.1	1.9	3.2	3.6	3.7	4.3	4.1	3.5	2.9
All occupied housing units	3 698	681	1 779	1 030	–	377	1 944	2 631	1 577	3 569	1 337	2 471	2 432	2 213
PERSONS														
1 person	3 259	212	1 168	188	–	230	1 112	1 170	600	1 406	485	838	920	987
2 persons	203	165	236	117	–	68	403	766	494	1 518	501	932	789	555
3 persons	74	91	116	146	–	22	153	295	192	371	164	324	318	250
4 persons	61	71	111	248	–	19	111	171	121	193	88	187	194	172
5 persons	32	49	52	176	–	15	77	103	76	46	65	94	104	111
6 persons or more	69	93	96	155	–	23	88	126	94	35	34	96	107	138
Median, all occupied units	1.1	2.3	1.3	3.8	–	1.3	1.4	1.7	1.9	1.7	1.9	1.9	1.9	1.7
Median, owner occupied units	1.9	2.4	2.2	3.2	–	1.9	2.3	2.2	2.3	2.0	2.0	2.0	2.1	2.2
Median, renter occupied units	1.1	2.3	1.2	3.8	–	1.3	1.4	1.6	1.8	1.6	1.8	1.9	1.8	1.6
Units with roomers, boarders, or lodgers	62	53	108	15	–	11	54	119	122	263	125	240	158	150
PERSONS PER ROOM														
1.00 or less	3 455	532	1 570	910	–	332	1 667	2 385	1 439	3 505	1 295	2 336	2 251	1 914
1.01 to 1.50	66	97	102	94	–	23	127	150	91	41	35	98	123	171
1.51 or more	177	52	107	26	–	22	150	96	47	23	7	37	58	128
Units with all plumbing facilities—1.01 or more	163	146	184	109	–	38	223	215	134	63	42	132	170	260
VALUE														
Specified owner occupied units[1]	7	14	15	33	–	...	23	45	58	751	190	365	108	54
Less than $5,000	–	–	–	1	–	...	–	–	–	–	–	–	1	1
$5,000 to $7,499	–	1	–	3	–	...	–	–	–	–	–	–	1	1
$7,500 to $9,999	–	–	–	1	–	...	–	7	–	1	1	2	1	7
$10,000 to $14,999	1	–	2	1	–	...	3	3	4	17	8	14	5	10
$15,000 to $19,999	–	6	4	5	–	...	7	5	13	50	37	45	12	17
$20,000 to $24,999	–	2	3	9	–	...	5	11	16	137	43	75	13	13
$25,000 to $34,999	6	4	2	9	–	...	5	10	18	249	67	129	37	5
$35,000 to $49,999	–	1	4	3	–	...	3	9	6	203	28	73	25	
$50,000 or more	–	–	–	1	–	...	–	–	1	94	6	27	6	
Median	$29 200	$17 500	$22 500	$23 100	–	...	$21 500	$23 400	$23 800	$31 800	$25 900	$28 600	$29 900	$22 400
CONTRACT RENT														
Specified renter occupied units[2]	3 653	625	1 705	983	–	363	1 864	2 428	1 381	2 549	961	1 820	2 046	2 009
Less than $30	42	15	54	19	–	6	16	22	15	12	10	14	10	22
$30 to $39	172	–	281	29	–	5	46	25	2	–	1	5	20	28
$40 to $59	423	73	527	105	–	95	387	300	33	6	15	18	51	294
$60 to $79	1 217	106	369	46	–	130	372	339	77	36	33	62	196	323
$80 to $99	408	172	256	47	–	78	505	497	194	55	127	231	469	415
$100 to $149	287	234	185	57	–	29	486	981	638	493	397	873	985	722
$150 to $199	52	16	10	14	–	2	24	218	284	1 201	240	439	279	151
$200 to $249	3	1	2	2	–	–	5	14	105	457	80	100	34	14
$250 or more	3	1	3	–	–	–	1	5	17	271	27	54	20	3
No cash rent	46	7	18	664	–	18	22	27	16	18	11	24	22	30
Median	$62	$93	$59	$63	–	$72	$84	$101	$126	$178	$135	$132	$113	$95

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O. 50

Census Tracts	San Francisco—Con.													
	Tract 0209	Tract 0210	Tract 0211	Tract 0212	Tract 0213	Tract 0214	Tract 0215	Tract 0216	Tract 0217	Tract 0218	Tract 0226	Tract 0226.99	Tract 0227	Tract 0228
All housing units	1 780	2 094	1 896	1 469	1 146	1 684	2 399	1 251	1 042	1 760	203	–	3 636	3 520
Vacant—seasonal and migratory	–	–	–	–	–	–	–	–	–	–	–	–	–	–
All year-round housing units	1 780	2 094	1 896	1 469	1 146	1 684	2 399	1 251	1 042	1 760	203	–	3 636	3 520
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	154	341	636	601	479	490	735	815	559	844	41	–	1 182	811
Cooperative and condominium	–	5	–	–	–	–	5	77	9	–	–	–	–	5
White	131	318	589	575	455	455	700	713	447	790	21	–	1 070	724
Negro	–	3	10	2	4	3	1	23	33	18	13	–	72	24
Renter occupied	1 532	1 682	1 201	813	625	1 149	1 590	382	386	856	144	–	2 316	2 584
White	1 352	1 550	1 100	758	577	1 084	1 473	353	300	766	52	–	1 508	2 201
Negro	26	32	27	15	13	15	31	12	47	40	82	–	731	199
Vacant year-round	94	71	59	55	42	45	74	54	97	60	18	–	138	125
For sale only	2	2	2	3	4	4	2	26	15	6	3	–	73	5
Vacant less than 6 months	...	...	...	...	...	...	...	11	10	.6	...	–	10	4
Median price asked	–	...	–	...	...	...	...	$35 000	$28 300	...	...	–	$14 600	...
For rent	55	40	44	34	18	29	26	5	54	27	11	–	69	80
Vacant less than 2 months	48	30	26	24	11	22	22	5	47	24	7	–	47	48
Median rent asked	$114	$122	$158	$162	$150	$153	$128	$145	$158	$143	$83	–	$104	$125
Other	37	29	13	18	20	12	46	23	28	27	4	–	56	40
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	171	44	25	22	17	16	73	17	7	11	36	–	45	105
Owner occupied	5	7	9	5	5	3	21	7	1	4	–	–	11	5
Negro	–	...	1	–	–	–	–	–	–	1	–	–	2	1
Renter occupied	152	29	12	10	5	12	48	1	–	7	33	–	25	88
Negro	1	1	1	–	–	–	1	–	–	1	20	–	6	1
Vacant year-round	14	8	4	8	7	1	4	9	–	–	3	–	9	12
For sale only	–	–	–	–	–	...	–	1	–	–	–	–	–	–
For rent	5	6	1	1	–	–	1	–	–	–	3	–	1	2
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	129	40	28	24	13	15	22	15	43	18	38	–	44	104
Access only through other living quarters	10	7	2	3	1	3	6	4	1	1	1	–	2	19
ROOMS														
1 room	166	55	28	23	16	14	45	22	3	13	30	–	64	113
2 rooms	503	321	106	131	66	119	189	57	11	62	16	–	178	341
3 rooms	419	652	357	276	192	311	560	122	83	284	26	–	639	683
4 rooms	283	436	454	311	289	481	612	227	257	393	57	–	1 154	933
5 rooms	258	342	501	398	329	470	631	394	313	599	40	–	1 011	940
6 rooms	109	189	293	228	187	213	244	256	174	282	21	–	422	329
7 rooms	24	43	99	74	50	40	91	110	92	84	7	–	113	118
8 rooms	10	15	36	19	12	25	16	45	63	27	2	–	37	43
9 rooms or more	8	21	22	9	5	11	11	18	46	16	4	–	18	20
Median	3.0	3.5	4.5	4.5	4.5	4.3	4.2	5.0	5.0	4.7	4.0	–	4.3	4.2
All occupied housing units	1 686	2 023	1 837	1 414	1 104	1 639	2 325	1 197	945	1 700	185	–	3 498	3 395
PERSONS														
1 person	711	715	500	427	293	471	698	285	129	430	70	–	953	829
2 persons	409	605	633	523	423	549	752	437	276	568	40	–	1 084	859
3 persons	208	286	269	191	173	255	367	179	183	261	15	–	583	572
4 persons	149	191	185	132	88	183	215	157	186	193	18	–	386	394
5 persons	88	108	130	66	67	90	127	71	99	114	13	–	241	280
6 persons or more	121	118	120	75	60	91	166	68	72	134	29	–	251	461
Median, all occupied units	1.8	2.0	2.2	2.0	2.1	2.1	2.1	2.2	2.9	2.2	2.1	–	2.2	2.5
Median, owner occupied units	2.2	2.2	2.4	2.3	2.3	2.3	2.3	2.3	2.8	2.2	2.3	–	2.2	2.5
Median, renter occupied units	1.8	1.9	2.1	1.9	2.0	2.1	2.0	1.9	3.0	2.2	1.9	–	2.3	2.5
Units with roomers, boarders, or lodgers	108	105	151	108	115	105	122	61	40	96	13	–	205	239
PERSONS PER ROOM														
1.00 or less	1 449	1 836	1 711	1 349	1 046	1 539	2 122	1 161	898	1 577	153	–	3 145	2 768
1.01 to 1.50	144	123	97	51	39	72	141	32	37	88	23	–	272	402
1.51 or more	93	64	29	14	19	28	62	4	10	35	9	–	81	225
Units with all plumbing facilities—1.01 or more	219	183	121	62	56	100	196	35	46	122	29	–	351	616
VALUE														
Specified owner occupied units[1]	50	119	405	453	386	303	472	672	527	711	15	–	862	464
Less than $5,000	–	–	1	–	1	1	1	1	2	–	–	–	2	–
$5,000 to $7,499	–	–	2	3	–	1	2	3	2	3	–	–	6	3
$7,500 to $9,999	–	–	1	7	6	2	1	5	3	9	–	–	8	3
$10,000 to $14,999	5	4	22	33	9	23	42	27	28	74	6	–	110	50
$15,000 to $19,999	8	18	65	93	94	68	130	72	77	182	3	–	208	112
$20,000 to $24,999	10	24	102	128	122	95	140	99	122	207	3	–	245	147
$25,000 to $34,999	16	36	146	146	124	91	122	184	92	199	3	–	205	115
$35,000 to $49,999	8	33	58	35	28	20	31	184	101	31	–	–	62	28
$50,000 or more	3	4	8	8	2	2	3	97	100	6	–	–	16	6
Median	$26 300	$28 800	$25 700	$23 500	$23 400	$23 000	$22 100	$32 000	$28 200	$22 100	$16 300	–	$22 000	$22 200
CONTRACT RENT														
Specified renter occupied units[2]	1 525	1 675	1 197	813	623	1 147	1 582	382	381	856	144	–	2 303	2 573
Less than $30	14	8	12	3	2	5	22	5	1	12	3	–	17	30
$30 to $39	8	2	3	1	1	5	4	–	–	–	4	–	8	4
$40 to $59	112	33	20	12	10	11	43	5	–	17	28	–	249	82
$60 to $79	205	143	80	35	17	56	105	14	4	57	26	–	415	269
$80 to $99	345	328	142	87	52	182	227	15	12	98	37	–	322	545
$100 to $149	681	864	551	281	238	556	790	106	186	384	36	–	759	1 278
$150 to $199	121	243	309	262	205	258	339	134	137	219	8	–	395	302
$200 to $249	9	24	38	85	44	54	23	32	19	35	–	–	66	26
$250 or more	3	6	21	32	26	5	7	59	19	18	1	–	23	4
No cash rent	27	24	21	15	8	15	22	12	3	16	1	–	49	33
Median	$104	$117	$132	$147	$148	$129	$125	$165	$147	$132	$84	–	$108	$112

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.0.50

Census Tracts	San Francisco—Con.													
	Tract 0229	Tract 0230	Tract 0231	Tract 0232	Tract 0233	Tract 0234	Tract 0251	Tract 0252	Tract 0253	Tract 0254	Tract 0255	Tract 0256	Tract 0257	Tract 0258
All housing units	3 109	2 808	2 446	1 231	277	994	1 108	2 043	1 460	3 504	2 144	1 259	2 138	450
Vacant—seasonal and migratory	–	1	–	–	–	–	–	–	–	–	–	–	–	–
All year-round housing units	3 109	2 807	2 446	1 231	277	994	1 108	2 043	1 460	3 504	2 144	1 259	2 138	450
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	750	1 846	393	781	153	394	642	1 010	483	1 756	1 358	1 017	1 468	278
Cooperative and condominium	–	7	8	–	–	–	–	7	–	6	–	–	–	–
White	654	857	97	153	86	115	459	819	401	1 356	1 264	888	1 359	192
Negro	25	881	259	582	57	253	88	73	23	147	9	33	37	59
Renter occupied	2 271	883	1 916	409	117	566	439	940	902	1 643	725	232	626	156
White	1 874	341	86	53	55	71	344	748	697	1 208	659	201	565	119
Negro	164	495	1 776	346	58	484	65	93	77	274	14	11	26	32
Vacant year-round	88	78	137	41	7	34	27	93	75	105	61	10	44	16
For sale only	1	17	7	6	2	2	5	9	3	19	8	2	16	2
Vacant less than 6 months	...	11	7	3	...	...	4	6	...	15	6	...	14	...
Median price asked	...	$21 900	$21 300	$22 500	...	...	$21 900	$22 000	–	$20 000	$22 500	...	$23 100	...
For rent	60	38	82	24	–	19	12	51	46	61	40	3	13	11
Vacant less than 2 months	29	23	49	11	–	12	3	32	34	38	37	...	9	3
Median rent asked	$105	$111	$59	$120	–	$81	$100	$119	$122	$116	$136	...	$131	$110
Other	27	23	48	11	5	13	10	33	26	25	13	5	15	3
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	69	40	50	18	9	14	7	20	38	33	12	7	15	3
Owner occupied	6	11	3	9	6	4	2	11	9	14	6	3	10	1
Negro	–	5	2	7	3	2	–	–	3	–	–	–	–	–
Renter occupied	54	23	35	6	3	6	4	8	24	18	6	2	5	2
Negro	–	22	34	5	1	6	3	–	1	2	–	–	1	1
Vacant year-round	8	6	12	3	–	4	1	1	5	1	–	2	–	–
For sale only	–	–	–	1	–	–	–	–	–	–	–	–	–	–
For rent	7	4	2	1	–	–	–	1	2	–	–	...	–	–
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	69	37	24	10	–	12	13	29	35	17	14	6	18	1
Access only through other living quarters	13	5	4	1	–	1	–	7	2	2	2	–	–	1
ROOMS														
1 room	68	32	21	9	2	6	12	20	25	24	16	5	12	5
2 rooms	316	93	108	30	7	45	49	102	84	155	103	18	78	39
3 rooms	596	263	448	121	25	112	125	287	252	504	224	64	213	62
4 rooms	844	586	840	243	82	306	308	568	468	969	368	415	434	83
5 rooms	852	1 163	660	472	100	290	360	647	418	1 133	948	520	927	175
6 rooms	326	471	258	232	44	149	181	318	146	535	351	179	364	62
7 rooms	78	143	84	88	9	66	47	77	52	131	95	46	79	18
8 rooms	23	42	20	27	3	18	19	19	7	35	33	6	18	4
9 rooms or more	6	14	7	9	5	2	7	5	8	18	6	6	13	2
Median	4.2	4.9	4.3	5.0	4.7	4.6	4.7	4.6	4.3	4.6	4.9	4.7	4.9	4.7
All occupied housing units	3 021	2 729	2 309	1 190	270	960	1 081	1 950	1 385	3 399	2 083	1 249	2 094	434
PERSONS														
1 person	703	472	320	188	43	138	240	419	335	716	505	191	417	94
2 persons	783	830	451	355	103	214	337	569	439	992	753	419	731	135
3 persons	514	480	343	199	46	169	180	318	220	589	328	242	359	73
4 persons	346	371	342	160	36	128	123	248	161	412	220	184	268	59
5 persons	279	247	277	114	23	110	84	168	100	292	133	108	139	29
6 persons or more	396	329	576	174	19	201	117	228	130	398	144	105	180	44
Median, all occupied units	2.5	2.6	3.6	2.8	2.4	3.3	2.4	2.5	2.3	2.5	2.2	2.6	2.4	2.4
Median, owner occupied units	2.4	2.7	3.0	2.9	2.4	2.8	2.6	2.5	2.3	2.5	2.3	2.6	2.4	2.7
Median, renter occupied units	2.6	2.4	3.8	2.5	2.4	3.6	2.2	2.5	2.3	2.5	2.1	2.5	2.3	2.1
Units with roomers, boarders, or lodgers	132	88	62	50	15	54	64	138	89	120	74	42	57	8
PERSONS PER ROOM														
1.00 or less	2 479	2 410	1 611	1 026	249	751	962	1 670	1 211	2 958	1 960	1 133	1 921	395
1.01 to 1.50	378	225	482	109	14	152	89	208	129	322	94	92	136	30
1.51 or more	164	94	216	55	7	57	30	72	45	119	29	24	37	9
Units with all plumbing facilities—1.01 or more	536	315	685	163	20	208	119	278	169	438	121	115	172	39
VALUE														
Specified owner occupied units[1]	396	1 698	347	702	139	362	550	834	333	1 563	1 253	987	1 362	250
Less than $5,000	1	–	1	3	–	2	2	4	1	6	2	–	2	–
$5,000 to $7,499	1	2	3	4	1	4	3	3	2	16	1	–	–	–
$7,500 to $9,999	2	9	9	6	–	5	10	16	13	26	2	5	5	3
$10,000 to $14,999	37	85	30	36	13	40	66	139	57	181	51	49	51	17
$15,000 to $19,999	100	333	92	195	35	83	114	262	115	394	217	221	214	53
$20,000 to $24,999	113	514	112	220	44	95	154	235	91	495	416	385	432	87
$25,000 to $34,999	116	647	75	200	41	106	178	149	48	359	485	265	522	67
$35,000 to $49,999	23	104	22	35	4	25	21	23	6	82	69	58	127	22
$50,000 or more	3	4	3	3	1	2	2	3	–	4	10	4	9	1
Median	$22 500	$24 100	$21 700	$22 400	$22 300	$22 500	$22 600	$19 900	$19 100	$21 600	$24 200	$22 800	$24 700	$23 000
CONTRACT RENT														
Specified renter occupied units[2]	2 250	871	1 876	406	117	553	439	933	897	1 625	722	231	617	155
Less than $30	23	10	6	8	2	5	2	21	19	15	9	2	23	2
$30 to $39	19	3	11	1	–	1	2	1	3	28	1	–	9	1
$40 to $59	138	41	709	11	6	67	10	25	24	152	11	2	15	6
$60 to $79	344	111	727	44	16	185	35	107	82	191	32	14	33	13
$80 to $99	495	145	140	71	16	98	54	167	151	229	79	24	64	12
$100 to $149	1 010	360	215	174	48	157	195	413	457	695	289	79	295	77
$150 to $199	168	163	57	69	27	30	106	153	134	243	214	85	139	39
$200 to $249	16	15	3	8	–	2	20	20	10	28	41	12	11	–
$250 or more	3	2	2	–	–	–	4	6	–	4	13	4	4	5
No cash rent	34	21	6	20	2	8	11	20	17	40	33	9	24	5
Median	$104	$116	$64	$116	$125	$82	$130	$114	$118	$115	$138	$145	$129	$131

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.0.50

Census Tracts	San Francisco—Con.													
	Tract 0259	Tract 0260	Tract 0261	Tract 0262	Tract 0263	Tract 0264	Tract 0301	Tract 0302	Tract 0303	Tract 0304	Tract 0305	Tract 0306	Tract 0307	Tract 0308
All housing units	1 023	4 308	1 479	1 524	3 005	3 883	3 560	3 742	3 438	1 743	994	834	2 551	1 998
Vacant—seasonal and migratory	–	–	–	–	1	–	–	1	–	–	–	–	–	–
All year-round housing units	1 023	4 308	1 479	1 524	3 004	3 883	3 560	3 741	3 438	1 743	994	834	2 551	1 998
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	820	2 931	1 102	1 053	2 291	2 266	895	926	2 279	1 412	786	713	2 146	1 636
Cooperative and condominium	–	13	–	–	–	14	6	17	7	–	–	–	–	–
White	643	2 558	1 026	925	2 089	1 730	787	796	2 055	1 358	725	691	1 893	1 585
Negro	91	102	11	64	29	244	31	13	25	3	3	3	119	4
Renter occupied	182	1 283	362	442	649	1 487	2 583	2 756	1 117	313	194	100	362	322
White	147	1 143	318	370	607	783	2 286	2 512	1 033	297	162	99	323	303
Negro	27	50	26	35	13	604	133	28	25	5	16	–	23	3
Vacant year-round	21	94	15	29	64	130	82	59	42	18	14	21	43	40
For sale only	4	27	–	6	17	11	5	3	9	7	11	2	20	17
Vacant less than 6 months	...	24	–	6	11	7	5	...	8	7	10	...	19	14
Median price asked	...	$19 600	–	$22 500	$28 000	$24 600	...	...	$31 000	$40 600	$32 900	...	$33 100	$35 000
For rent	8	46	5	8	21	87	63	32	24	3	2	1	9	7
Vacant less than 2 months	7	34	–	4	13	84	57	27	17	...	...	...	5	2
Median rent asked	$180	$138	$163	$167	$139	$169	$163	$159	$188	...	...	...	$206	$158
Other	9	21	10	15	26	32	14	24	9	8	1	18	14	16
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	–	39	15	16	7	30	31	31	38	22	8	9	23	14
Owner occupied	–	17	11	12	4	3	6	5	26	18	6	9	22	9
Negro	–	1	–	1	–	1	–	1	–	–	–	–	–	–
Renter occupied	–	20	4	4	2	18	24	26	12	4	2	–	1	5
Negro	–	–	–	–	–	3	2	1	–	–	–	–	–	–
Vacant year-round	–	2	–	–	1	9	1	–	–	–	–	–	–	–
For sale only	–	1	–	–	1	–	–	–	–	–	–	–	–	–
For rent	–	–	–	–	–	5	1	–	–	–	–	–	–	–
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	–	27	11	4	9	28	28	27	17	6	3	2	2	7
Access only through other living quarters	–	3	–	3	1	2	12	3	2	2	–	–	1	1
ROOMS														
1 room	2	21	32	12	14	27	77	65	31	7	43	7	11	13
2 rooms	17	97	69	38	68	61	354	409	132	39	58	15	20	41
3 rooms	45	408	97	145	215	455	1 089	1 113	309	60	18	17	42	107
4 rooms	271	949	109	255	448	1 224	617	755	456	115	118	22	302	67
5 rooms	448	1 871	774	736	1 308	1 307	574	815	1 221	542	332	300	1 036	516
6 rooms	188	731	319	271	708	518	562	403	823	451	301	265	752	594
7 rooms	42	164	52	57	187	236	185	120	291	276	85	128	268	312
8 rooms	7	48	21	9	41	38	67	46	119	150	22	44	83	190
9 rooms or more	3	19	6	1	15	17	35	15	56	103	17	36	37	158
Median	4.9	4.9	5.1	4.9	5.1	4.6	3.9	3.9	5.1	5.7	5.3	5.7	5.4	5.9
All occupied housing units	1 002	4 214	1 464	1 495	2 940	3 753	3 478	3 682	3 396	1 725	980	813	2 508	1 958
PERSONS														
1 person	119	829	332	277	492	542	1 068	1 321	794	318	180	154	337	435
2 persons	295	1 237	569	542	984	1 071	1 317	1 389	1 377	630	368	316	994	658
3 persons	200	708	254	285	505	748	525	461	541	303	165	146	485	343
4 persons	200	614	146	161	398	618	307	250	370	240	149	103	375	249
5 persons	99	398	86	108	249	349	153	137	191	128	71	55	173	126
6 persons or more	89	428	77	122	312	425	108	124	123	106	47	39	146	147
Median, all occupied units	2.9	2.6	2.2	2.4	2.5	2.9	2.0	1.9	2.2	2.4	2.3	2.3	2.4	2.3
Median, owner occupied units	3.0	2.5	2.3	2.3	2.6	2.8	2.4	2.2	2.2	2.4	2.4	2.3	2.4	2.4
Median, renter occupied units	2.4	2.7	1.9	2.5	2.3	2.9	1.9	1.8	2.0	2.1	1.6	2.2	2.5	1.8
Units with roomers, boarders, or lodgers	24	172	40	53	75	132	256	173	154	47	26	33	58	57
PERSONS PER ROOM														
1.00 or less	899	3 793	1 398	1 379	2 736	3 300	3 338	3 549	3 314	1 696	954	800	2 413	1 915
1.01 to 1.50	81	325	51	83	157	369	109	93	64	22	20	9	75	38
1.51 or more	22	96	15	33	47	84	31	40	18	7	6	4	20	5
Units with all plumbing facilities—1.01 or more	103	420	65	116	204	453	137	132	81	29	26	12	94	43
VALUE														
Specified owner occupied units[1]	799	2 773	1 061	1 007	2 196	2 129	673	559	2 038	1 346	777	702	2 114	1 597
Less than $5,000	1	13	2	1	2	3	–	1	1	–	–	–	–	–
$5,000 to $7,499	–	11	1	2	3	5	1	–	–	1	–	–	–	–
$7,500 to $9,999	–	31	1	5	7	18	1	–	1	–	–	1	–	2
$10,000 to $14,999	13	227	18	45	70	88	8	16	10	4	1	1	14	7
$15,000 to $19,999	92	707	114	206	338	352	12	48	83	35	2	5	74	27
$20,000 to $24,999	275	930	338	371	682	769	46	122	279	115	55	57	385	143
$25,000 to $34,999	282	716	515	319	925	742	180	277	871	475	450	324	1 014	566
$35,000 to $49,999	133	131	69	56	164	149	355	90	585	381	209	237	474	459
$50,000 or more	3	7	3	2	5	3	70	5	208	335	60	77	153	397
Median	$25 700	$22 100	$26 100	$23 300	$25 000	$23 900	$38 700	$28 300	$32 400	$36 700	$32 300	$33 900	$30 800	$36 900
CONTRACT RENT														
Specified renter occupied units[2]	178	1 272	360	439	643	1 475	2 577	2 748	1 116	312	193	100	360	320
Less than $30	2	37	17	7	17	8	9	20	6	2	2	3	2	11
$30 to $39	–	4	1	3	–	2	2	1	2	–	6	–	–	1
$40 to $59	1	19	11	5	10	65	24	13	8	5	23	1	3	2
$60 to $79	1	76	14	34	36	139	60	81	26	5	77	2	10	2
$80 to $99	7	131	57	20	77	108	257	186	66	9	1	6	11	22
$100 to $149	42	595	127	171	249	393	997	1 174	334	92	6	25	38	110
$150 to $199	94	313	99	157	178	666	862	1 002	451	107	19	12	126	78
$200 to $249	21	38	15	22	41	43	210	205	124	44	31	19	94	30
$250 or more	–	10	4	4	8	23	127	34	73	30	25	25	64	42
No cash rent	10	49	15	16	27	28	29	32	26	18	3	7	12	22
Median	$166	$130	$121	$143	$137	$151	$147	$146	$161	$166	$69	$190	$194	$151

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O. 50

Census Tracts	San Francisco—Con.													
	Tract 0309	Tract 0310	Tract 0311	Tract 0312	Tract 0313	Tract 0314	Tract 0326	Tract 0327	Tract 0328	Tract 0329	Tract 0330	Tract 0331	Tract 0332	Tract 0351
All housing units	2 352	1 045	2 196	2 094	2 470	1 303	2 967	2 303	2 668	2 925	2 590	1 161	4 253	2 667
Vacant—seasonal and migratory	–	–	–	–	–	–	1	–	–	–	–	–	–	–
All year-round housing units	2 352	1 045	2 196	2 094	2 470	1 303	2 966	2 303	2 668	2 925	2 590	1 161	4 255	2 667
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	2 164	923	1 380	1 337	1 979	927	1 599	1 670	2 019	2 505	2 115	1 109	8	1 848
Cooperative and condominium	–	–	–	9	6	12	–	–	–	–	–	–	–	–
White	2 030	871	1 230	602	820	237	1 452	1 555	1 889	2 361	2 047	1 090	8	1 698
Negro	91	25	65	658	1 064	666	8	8	6	4	3	–	–	4
Renter occupied	158	110	714	662	449	327	1 322	603	638	390	444	46	4 192	766
White	127	96	627	364	175	67	1 233	567	608	360	428	42	4 149	711
Negro	17	8	49	267	249	252	10	11	5	5	1	–	12	9
Vacant year-round	30	12	102	95	42	49	45	30	11	30	31	6	55	53
For sale only	7	10	13	61	9	33	6	5	2	9	16	–	1	8
Vacant less than 6 months	2	5	12	58	9	33	6	3	…	9	13	–	…	8
Median price asked	$47 500	$39 300	$21 300	$18 800	$24 500	$23 800	$27 500	$33 300	…	$29 300	$30 800	–	…	$26 300
For rent	1	1	59	19	15	9	33	13	5	12	8	–	36	23
Vacant less than 2 months	…	…	50	10	7	8	25	8	5	9	7	–	32	20
Median rent asked	…	…	$151	$131	$117	$88	$145	$169	$175	$213	$150	–	$163	$164
Other	22	1	30	15	18	7	6	12	4	9	7	6	18	22
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	19	3	14	17	9	11	17	97	29	24	4	1	9	18
Owner occupied	18	3	6	6	6	5	7	71	22	20	2	1	–	11
Negro	–	–	1	3	3	1	–	–	–	–	–	–	–	–
Renter occupied	–	–	3	11	3	5	8	26	6	4	2	–	9	7
Negro	–	–	–	2	2	4	–	1	–	–	–	–	–	1
Vacant year-round	1	–	5	–	–	1	2	–	1	–	–	–	–	–
For sale only	–	–	–	–	–	–	–	–	–	–	–	–	–	–
For rent	–	–	2	–	–	1	–	–	–	–	–	–	–	–
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	2	–	14	18	6	15	13	15	7	10	8	2	2	12
Access only through other living quarters	–	–	2	–	1	1	3	–	–	2	2	–	–	2
ROOMS														
1 room	2	–	37	20	25	10	30	15	15	15	10	1	8	14
2 rooms	6	5	49	82	35	34	150	48	72	38	36	3	121	69
3 rooms	20	14	253	202	97	82	423	142	194	80	127	8	1 472	239
4 rooms	25	22	481	410	528	312	399	207	251	357	167	10	1 789	423
5 rooms	369	380	919	851	1 178	517	1 150	1 063	1 314	1 500	1 165	442	648	1 269
6 rooms	756	356	331	367	450	236	579	566	614	715	753	387	207	507
7 rooms	538	170	100	123	120	87	169	189	161	168	236	191	3	109
8 rooms	343	54	17	25	31	19	53	58	38	36	71	72	5	27
9 rooms or more	293	44	9	14	6	6	13	15	9	16	25	47	2	10
Median	6.5	5.8	4.8	4.9	5.0	4.9	4.9	5.2	5.1	5.1	5.3	5.8	3.8	5.0
All occupied housing units	2 322	1 033	2 096	1 999	2 428	1 254	2 921	2 273	2 657	2 895	2 559	1 155	4 200	2 614
PERSONS														
1 person	304	167	460	401	334	184	797	494	605	541	519	156	1 497	542
2 persons	842	366	754	669	821	383	1 159	909	1 105	1 215	1 014	507	1 820	961
3 persons	415	198	375	330	467	218	435	377	460	526	423	212	501	477
4 persons	364	128	229	223	334	165	272	237	260	329	302	159	312	308
5 persons	194	87	132	159	208	112	142	152	140	174	148	69	58	179
6 persons or more	203	87	144	217	264	192	116	104	87	110	153	52	12	147
Median, all occupied units	2.5	2.5	2.3	2.4	2.6	2.8	2.1	2.2	2.2	2.2	2.3	2.3	1.8	2.3
Median, owner occupied units	2.5	2.4	2.3	2.4	2.6	2.7	2.2	2.2	2.2	2.2	2.3	2.3	2.0	2.3
Median, renter occupied units	2.6	3.1	2.2	2.3	2.7	2.9	1.9	2.1	1.9	2.3	2.1	2.6	1.8	2.2
Units with roomers, boarders, or lodgers	61	34	95	124	130	59	124	57	74	58	71	8	19	77
PERSONS PER ROOM														
1.00 or less	2 284	995	1 964	1 810	2 191	1 076	2 850	2 209	2 589	2 821	2 473	1 149	4 167	2 496
1.01 to 1.50	35	31	95	146	181	132	50	53	50	58	74	6	23	88
1.51 or more	3	7	35	43	56	46	21	11	18	16	12	–	10	30
Units with all plumbing facilities—1.01 or more	38	38	128	188	235	177	71	60	68	74	85	6	33	117
VALUE														
Specified owner occupied units[1]	2 150	912	1 275	1 268	1 913	869	1 335	1 531	1 916	2 450	2 047	1 102	…	1 729
Less than $5,000	–	–	–	3	3	1	1	1	1	1	–	–	…	–
$5,000 to $7,499	–	–	3	7	4	7	–	2	2	1	2	–	…	4
$7,500 to $9,999	–	–	9	7	5	10	4	3	3	5	4	3	…	3
$10,000 to $14,999	3	8	73	123	56	77	7	3	14	12	15	2	…	10
$15,000 to $19,999	9	36	373	414	393	225	70	35	92	80	107	4	…	81
$20,000 to $24,999	56	136	425	397	765	282	337	241	370	529	361	16	…	452
$25,000 to $34,999	448	420	344	274	601	198	745	920	1 250	1 494	1 062	281	…	1 039
$35,000 to $49,999	865	261	45	43	80	63	164	303	176	312	410	531	…	135
$50,000 or more	769	51	3	–	6	6	7	23	8	17	86	265	…	5
Median	$44 700	$31 600	$22 100	$21 000	$23 200	$22 000	$28 300	$30 200	$28 800	$29 000	$30 000	$41 900	…	$28 000
CONTRACT RENT														
Specified renter occupied units[2]	158	102	707	659	445	318	1 320	602	636	389	442	45	2 928	763
Less than $30	2	2	12	6	5	2	12	4	5	8	11	–	32	5
$30 to $39	–	–	2	1	2	–	2	1	–	–	–	–	–	1
$40 to $59	2	–	13	14	2	11	10	2	5	5	8	–	69	5
$60 to $79	3	2	17	50	13	20	30	14	10	15	9	–	3	17
$80 to $99	5	2	46	92	5	24	85	24	24	8	30	1	2	23
$100 to $149	22	11	234	249	150	130	503	178	193	73	121	5	761	218
$150 to $199	33	28	284	196	197	110	524	264	249	139	138	3	1 811	354
$200 to $249	20	30	65	31	46	17	98	66	96	89	72	6	1 096	98
$250 or more	48	16	13	4	11	–	22	28	26	29	37	26	163	28
No cash rent	23	11	21	16	14	4	34	21	28	23	16	4	1	16
Median	$201	$209	$153	$134	$160	$141	$150	$163	$163	$177	$162	$270	$180	$165

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text] 480-268 P.O. 50

Census Tracts	San Francisco—Con.													
	Tract 0352	Tract 0353	Tract 0354	Tract 0401	Tract 0402	Tract 0426	Tract 0427	Tract 0428	Tract 0451	Tract 0452	Tract 0476	Tract 0477	Tract 0478	Tract 0479
All housing units	3 183	2 349	2 282	1 792	2 275	2 835	2 032	963	1 842	2 648	2 119	3 076	2 750	3 586
Vacant—seasonal and migratory	–	4	1	–	–	–	–	1	–	–	–	–	–	–
All year-round housing units	3 183	2 345	2 281	1 792	2 275	2 835	2 032	962	1 842	2 648	2 119	3 076	2 750	3 586
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	1 592	1 818	1 526	430	561	919	571	715	561	923	851	1 326	1 353	1 873
Cooperative and condominium	–	–	–	–	–	10	–	–	–	19	–	–	–	–
White	1 441	1 708	1 388	329	417	681	432	693	340	576	510	919	1 019	1 502
Negro	39	5	16	5	6	7	10	1	47	32	21	27	12	83
Renter occupied	1 488	512	710	1 310	1 678	1 821	1 415	238	1 212	1 673	1 222	1 701	1 318	1 616
White	1 345	480	657	1 053	1 428	1 546	1 192	225	863	1 394	1 054	1 491	1 171	1 428
Negro	56	3	13	34	20	21	25	4	88	35	19	24	14	41
Vacant year-round	103	15	45	52	36	95	46	9	69	52	46	49	79	97
For sale only	12	2	7	1	2	7	2	4	–	5	2	7	13	6
Vacant less than 6 months	9	…	7	…	…	4	…	…	–	2	…	6	12	6
Median price asked	$25 000	…	$29 200	–	–	…	–	…	–	…	…	…	$26 700	…
For rent	52	9	29	41	27	57	24	4	17	34	27	36	46	60
Vacant less than 2 months	37	9	23	33	26	42	19	…	16	25	23	18	32	48
Median rent asked	$168	$179	$178	$162	$161	$149	$170	…	$148	$146	$165	$169	$164	$163
Other	39	4	9	10	7	31	20	1	52	13	17	6	20	31
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	15	7	11	31	66	41	33	14	17	24	12	15	16	26
Owner occupied	6	5	5	5	14	12	6	10	3	3	4	9	7	7
Negro	–	–	–	–	–	–	–	–	–	–	–	–	–	–
Renter occupied	9	2	4	26	50	29	25	4	14	19	5	5	9	16
Negro	1	–	–	1	–	–	–	–	4	–	–	–	–	2
Vacant year-round	–	–	2	–	2	–	2	–	–	2	3	1	–	3
For sale only	–	–	2	–	–	–	–	–	–	–	…	–	–	–
For rent	–	–	–	–	2	–	–	–	–	1	1	1	–	2
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	16	–	15	16	36	46	10	1	9	25	17	13	13	31
Access only through other living quarters	1	–	1	2	8	6	2	–	5	8	3	2	3	–
ROOMS														
1 room	32	3	25	32	69	54	34	2	28	34	27	33	42	65
2 rooms	186	21	61	161	171	254	208	5	133	234	96	218	166	260
3 rooms	606	144	255	465	510	629	524	50	471	493	293	587	453	573
4 rooms	741	451	472	392	478	547	495	69	423	511	372	535	357	490
5 rooms	1 142	1 118	1 070	385	457	634	417	133	400	572	487	786	797	1 144
6 rooms	376	478	312	180	385	414	251	132	264	451	541	568	577	744
7 rooms	76	103	71	71	128	170	69	137	76	173	160	195	183	195
8 rooms	15	23	14	29	54	91	25	163	33	93	114	132	117	89
9 rooms or more	9	4	1	77	23	42	9	271	14	87	29	22	58	26
Median	4.5	5.0	4.8	4.1	4.3	4.4	4.0	7.2	4.2	4.6	5.1	4.7	4.9	4.9
All occupied housing units	3 080	2 330	2 236	1 740	2 239	2 740	1 986	953	1 773	2 596	2 073	3 027	2 671	3 489
PERSONS														
1 person	732	379	469	555	754	816	646	126	487	770	507	930	707	956
2 persons	1 141	784	801	582	745	930	721	313	572	809	660	1 009	940	1 340
3 persons	566	472	376	258	342	408	280	173	289	385	345	435	441	539
4 persons	364	369	295	156	185	277	179	178	203	276	251	291	270	333
5 persons	152	177	170	91	111	164	88	103	95	185	140	189	160	177
6 persons or more	125	149	125	98	102	145	72	60	127	171	170	173	153	144
Median, all occupied units	2.2	2.5	2.3	2.0	2.0	2.1	2.0	2.7	2.2	2.2	2.3	2.1	2.2	2.1
Median, owner occupied units	2.3	2.6	2.4	2.6	2.5	2.5	2.4	3.1	2.5	2.7	2.8	2.5	2.4	2.3
Median, renter occupied units	2.1	2.3	2.1	1.9	1.8	1.9	1.9	2.1	2.1	1.9	2.1	1.8	1.9	1.9
Units with roomers, boarders, or lodgers	163	55	79	114	127	156	121	42	123	221	98	118	104	142
PERSONS PER ROOM														
1.00 or less	2 941	2 225	2 104	1 630	2 134	2 662	1 887	947	1 617	2 454	1 960	2 894	2 574	3 371
1.01 to 1.50	109	85	102	84	65	89	71	3	104	98	82	101	67	82
1.51 or more	30	20	30	26	40	49	28	3	52	44	31	32	30	36
Units with all plumbing facilities—1.01 or more	139	104	132	108	98	133	99	6	151	140	113	132	96	118
VALUE														
Specified owner occupied units[1]	1 457	1 767	1 469	236	275	585	368	657	285	551	523	997	1 029	1 625
Less than $5,000	3	1	1	–	–	–	–	–	2	2	–	1	–	1
$5,000 to $7,499	–	1	1	–	–	–	–	–	1	–	–	2	–	1
$7,500 to $9,999	2	1	2	1	1	5	1	–	2	1	–	1	–	4
$10,000 to $14,999	42	3	10	4	6	6	11	1	2	2	1	11	15	15
$15,000 to $19,999	193	61	125	24	16	61	26	4	18	28	12	55	37	109
$20,000 to $24,999	515	430	558	30	56	97	76	4	57	70	68	169	129	309
$25,000 to $34,999	639	1 060	715	61	80	243	152	33	139	208	226	482	493	844
$35,000 to $49,999	59	194	55	41	82	147	80	108	54	186	201	261	283	318
$50,000 or more	4	16	2	75	34	26	22	507	10	54	15	15	72	24
Median	$24 700	$28 600	$25 500	$34 700	$32 300	$30 100	$29 600	50000+	$29 400	$33 300	$33 000	$30 400	$31 800	$29 400
CONTRACT RENT														
Specified renter occupied units[2]	1 484	509	708	1 307	1 676	1 819	1 415	237	1 209	1 667	1 220	1 698	1 316	1 610
Less than $30	10	–	5	13	13	21	10	–	6	7	6	12	6	15
$30 to $39	1	–	–	1	3	–	2	1	1	1	1	2	–	1
$40 to $59	10	–	1	14	26	8	10	–	16	10	5	4	7	11
$60 to $79	34	6	8	53	37	52	37	1	43	48	18	19	27	35
$80 to $99	77	13	30	131	111	104	55	3	95	144	46	62	65	68
$100 to $149	503	129	229	547	632	691	555	51	506	749	445	771	495	460
$150 to $199	652	220	258	404	643	713	555	76	440	525	526	636	546	720
$200 to $249	161	110	127	89	138	145	123	38	59	107	118	127	95	172
$250 or more	16	13	30	35	47	45	51	57	23	43	34	38	48	78
No cash rent	20	18	20	20	26	40	17	10	20	33	21	27	27	50
Median	$157	$172	$164	$140	$150	$151	$153	$188	$144	$142	$157	$148	$154	$163

[1]Limited to one-family homes on less than 10 acres and no business on property. [2]Excludes one-family homes on 10 acres or more.

Table H-1. **Occupancy, Utilization, and Financial Characteristics of Housing Units: 1970**—Continued

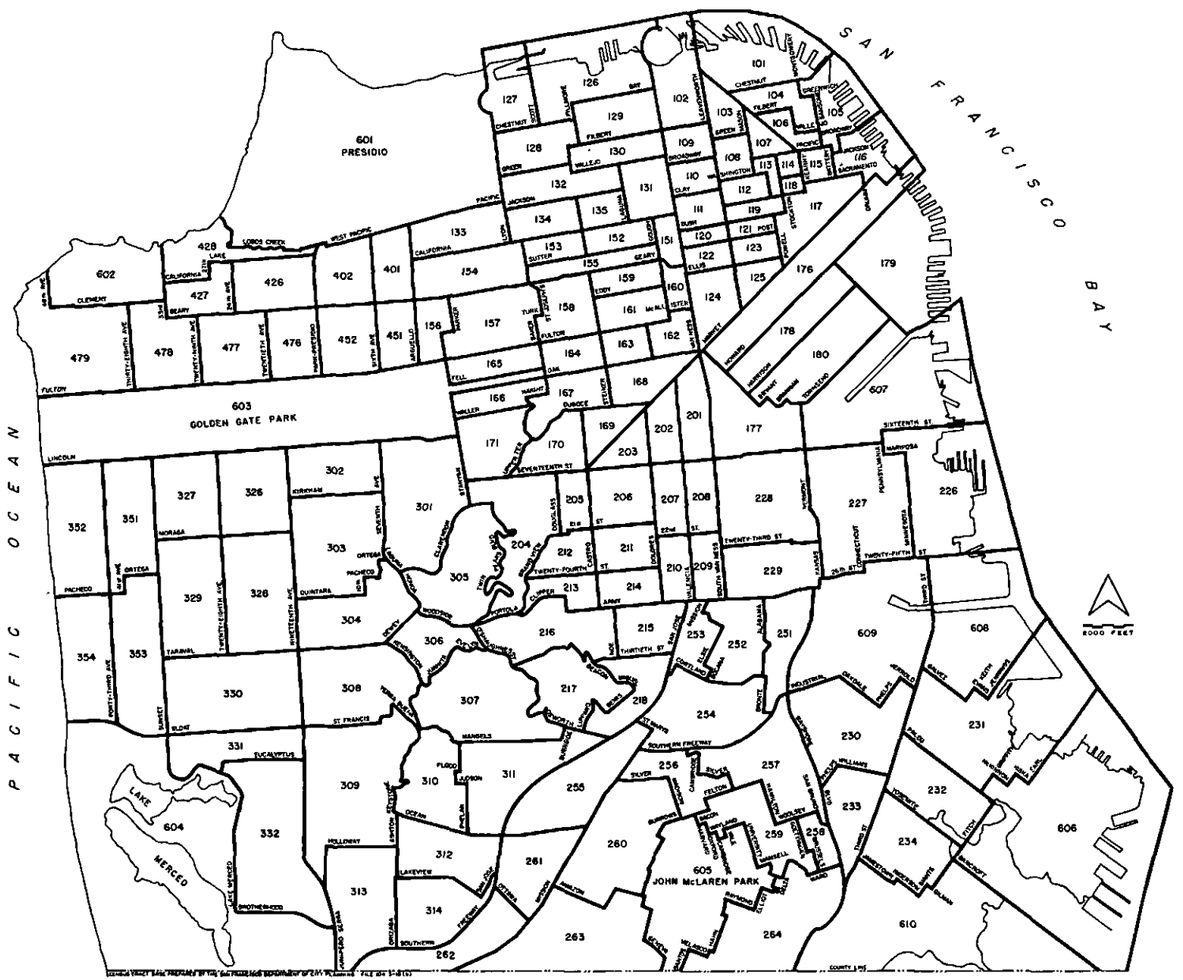
480-268 P.O. 50

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

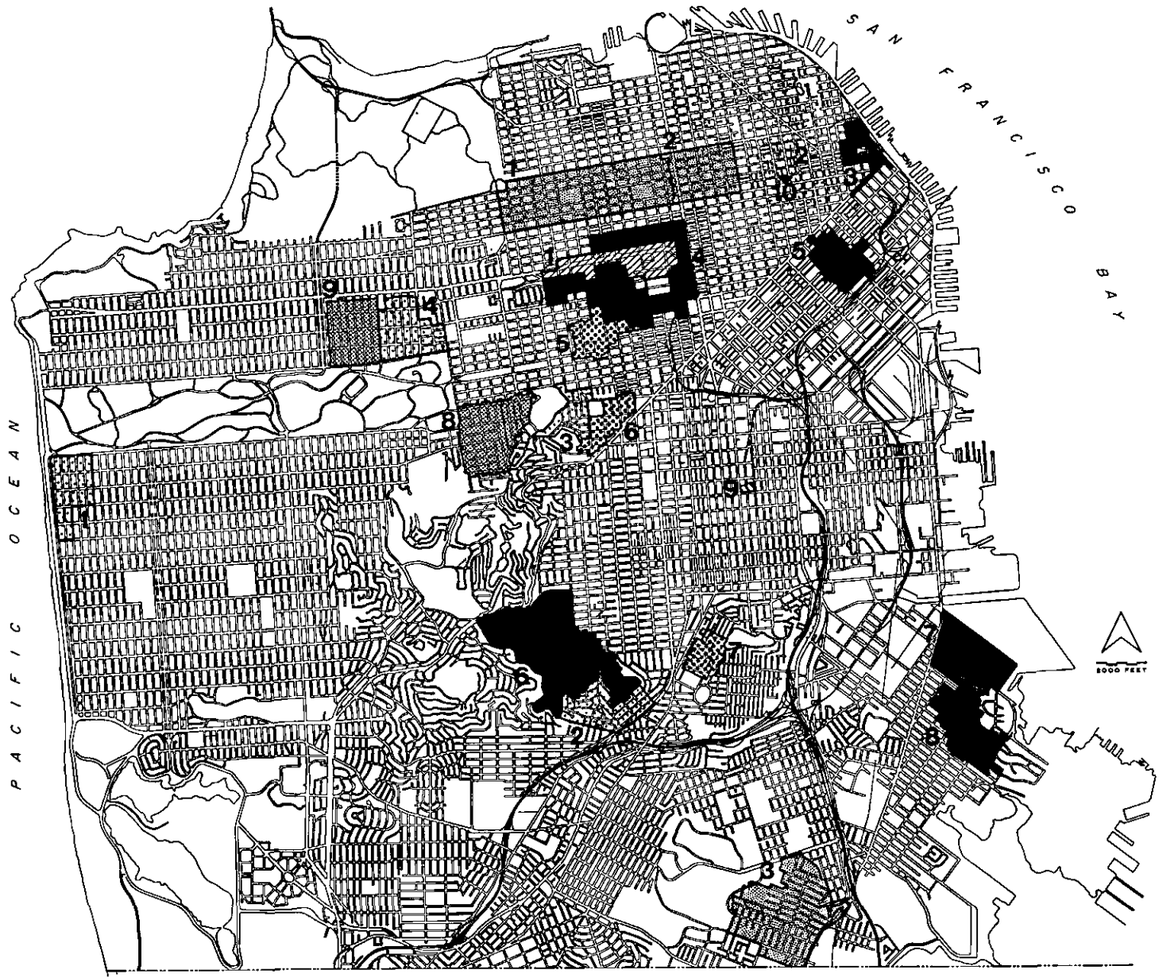
Census Tracts	San Francisco—Con.											Burlingame		
	Tract 0601	Tract 0602	Tract 0603	Tract 0604	Tract 0605	Tract 0606	Tract 0606.99	Tract 0607	Tract 0608	Tract 0609	Tract 0610	Tract 6050	Tract 6051	Tract 6052
All housing units	796	8	39	302	976	558	–	3	63	93	501	2 573	1 308	1 288
Vacant—seasonal and migratory	–	–	–	–	–	–	–	–	–	–	–	–	–	–
All year-round housing units	796	8	39	302	976	558	–	3	63	93	501	2 573	1 308	1 288
TENURE, RACE, AND VACANCY STATUS														
Owner occupied	82	–	–	293	294	–	–	...	12	5	383	1 650	558	1 021
Cooperative and condominium	–	–	–	–	–	–	–	...	–	–	–	12	5	–
White	79	–	–	292	193	–	–	...	7	3	263	1 634	555	1 020
Negro	1	–	–	–	39	–	–	...	5	2	86	3	–	–
Renter occupied	699	8	38	7	672	520	–	...	51	74	98	890	716	247
White	603	7	38	7	255	435	–	...	8	15	66	880	701	241
Negro	72	–	–	–	370	27	–	...	41	58	27	–	1	1
Vacant year-round	15	–	1	2	10	38	–	...	–	14	20	33	34	20
For sale only	–	–	–	1	1	1	–	...	–	3	9	2	4	3
Vacant less than 6 months	–	–	–	...	...	...	–	...	–	...	8	...	...	...
Median price asked	–	–	–	...	...	–	–	...	–	...	$16 300	...	...	...
For rent	15	–	1	1	9	19	–	...	–	7	9	19	25	9
Vacant less than 2 months	12	–	...	...	8	19	–	...	–	6	7	19	23	7
Median rent asked	$126	–	–	...	$65	$55	–	...	–	$66	$105	$218	$148	$188
Other	–	–	–	–	–	18	–	...	–	4	2	12	5	8
LACKING SOME OR ALL PLUMBING FACILITIES														
All units	3	–	1	–	4	3	–	...	2	5	7	3	10	5
Owner occupied	–	–	–	–	1	–	–	...	–	1	1	1	3	5
Negro	–	–	–	–	1	–	–	...	–	...	–	...	–	–
Renter occupied	3	–	–	–	3	3	–	...	2	3	4	2	7	–
Negro	–	–	–	–	–	–	–	...	1	1	–	–	–	–
Vacant year-round	–	–	...	–	–	–	–	...	–	1	2	–	–	–
For sale only	–	–	–	–	–	–	–	...	–	–	–	–	–	–
For rent	–	–	...	–	–	–	–	...	–	1	2	–	–	–
COMPLETE KITCHEN FACILITIES AND ACCESS														
Lacking complete kitchen facilities	1	–	5	–	1	1	–	...	4	1	8	4	8	1
Access only through other living quarters	–	–	–	–	1	–	–	...	–	1	3	–	–	1
ROOMS														
1 room	4	–	2	–	5	3	–	...	–	2	7	25	37	6
2 rooms	4	–	4	–	26	23	–	...	4	–	16	73	132	26
3 rooms	19	–	31	2	102	173	–	...	9	9	33	380	322	79
4 rooms	30	1	–	5	493	199	–	...	18	19	97	261	203	65
5 rooms	114	1	2	98	267	108	–	...	20	42	207	411	380	300
6 rooms	261	1	–	141	53	38	–	...	6	11	91	509	170	402
7 rooms	183	4	–	41	18	11	–	...	4	8	37	458	47	210
8 rooms	57	1	–	12	8	3	–	...	1	1	8	295	10	127
9 rooms or more	74	–	–	3	4	–	–	...	1	1	5	161	7	73
Median	6.2	6.8	2.9	5.8	4.2	3.9	–	...	4.5	4.9	5.0	5.8	4.3	5.9
All occupied housing units	781	8	38	300	966	520	–	...	63	79	481	2 540	1 274	1 268
PERSONS														
1 person	9	–	27	19	90	105	–	...	13	10	80	416	498	206
2 persons	141	2	6	147	224	166	–	...	18	9	147	996	462	440
3 persons	177	2	4	56	228	125	–	...	13	17	81	370	160	212
4 persons	194	1	–	39	177	64	–	...	8	11	58	365	85	188
5 persons	130	2	1	26	124	35	–	...	2	12	45	254	46	102
6 persons or more	130	1	–	13	123	25	–	...	9	20	70	139	23	120
Median, all occupied units	3.8	3.5	1.2	2.4	3.2	2.4	–	...	2.5	3.8	2.7	2.4	1.8	2.5
Median, owner occupied units	3.5	–	–	2.4	3.2	–	–	...	2.5	2.7	2.8	3.0	2.2	2.7
Median, renter occupied units	3.9	3.5	1.2	2.0	3.3	2.4	–	...	2.5	4.0	2.3	1.8	1.4	2.1
Units with roomers, boarders, or lodgers	3	–	1	4	21	4	–	...	3	1	26	40	46	27
PERSONS PER ROOM														
1.00 or less	750	7	37	298	790	467	–	...	54	63	419	2 522	1 253	1 252
1.01 to 1.50	21	1	–	1	150	39	–	...	9	12	45	13	17	15
1.51 or more	10	–	1	1	26	14	–	...	–	4	17	5	4	1
Units with all plumbing facilities—1.01 or more	30	1	1	2	176	53	–	...	9	16	62	18	21	16
VALUE														
Specified owner occupied units[1]	66	–	–	292	265	–	–	...	8	...	369	1 609	510	1 009
Less than $5,000	1	–	–	–	–	–	–	...	–	...	–	–	–	–
$5,000 to $7,499	2	–	–	–	–	–	–	...	–	...	1	–	1	–
$7,500 to $9,999	–	–	–	–	–	–	–	...	–	...	1	–	–	–
$10,000 to $14,999	2	–	–	–	15	–	–	...	2	...	28	1	4	1
$15,000 to $19,999	5	–	–	1	60	–	–	...	2	...	79	4	34	15
$20,000 to $24,999	3	–	–	6	106	–	–	...	1	...	119	20	90	65
$25,000 to $34,999	32	–	–	48	73	–	–	...	1	...	120	158	308	375
$35,000 to $49,999	20	–	–	183	8	–	–	...	2	...	18	562	70	445
$50,000 or more	1	–	–	54	3	–	–	...	–	...	3	864	3	108
Median	$31 300	–	–	$42 500	$22 700	–	–	...	$20 000	...	$23 200	50000+	$29 100	$36 600
CONTRACT RENT														
Specified renter occupied units[2]	683	7	38	7	655	512	–	...	51	73	97	890	715	246
Less than $30	2	–	–	1	4	–	–	...	3	1	1	2	10	1
$30 to $39	2	–	–	–	9	–	–	...	–	1	–	–	–	–
$40 to $59	1	–	1	–	204	158	–	...	6	7	3	2	–	–
$60 to $79	7	–	25	–	280	43	–	...	20	33	9	–	15	2
$80 to $99	3	–	9	–	73	1	–	...	9	6	20	11	54	3
$100 to $149	101	5	2	–	56	25	–	...	12	22	25	126	376	45
$150 to $199	19	1	–	1	20	–	–	...	–	2	30	410	196	109
$200 to $249	3	1	–	–	6	–	–	...	–	–	4	150	51	46
$250 or more	1	–	–	1	–	–	–	...	–	–	1	176	7	27
No cash rent	546	–	3	4	3	285	–	...	1	2	3	13	6	13
Median	$122	$135	$77	...	$65	$57	–	...	$77	$72	$124	$186	$139	$180

[1]Limited to one-family homes on less than 10 acres and no business on property [2]Excludes one-family homes on 10 acres or more.

1970 CENSUS TRACTS



URBAN RENEWAL IN SAN FRANCISCO



REDEVELOPMENT PROJECT AREAS

COMPLETED
1 Western Addition A-1
2 Chinese Cultural and Trade Center

DEVELOPMENT STAGE
3 Golden Gateway
4 Western Addition A-2
5 Yerba Buena Center
6 Diamond Heights
7 India Basin Industrial Park
8 Hunters Point

UNDER CONSIDERATION
9 Regal Pale
10 Stockton - Sacramento

FEDERALLY-ASSISTED CODE ENFORCEMENT AREAS

COMPLETED
1 Great Highway
2 Glen Park
3 Buena Vista Heights
4 Arguello Park

IN PROGRESS
5 Alamo Square
6 Duboce Triangle
7 Bernal Heights

PROPOSED
8 Upper Ashbury
9 Inner Richmond

CONSERVATION AREAS

COMPLETED
1 Pacific Heights
2 West Nob Hill
3 Visitacion Valley

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